

City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200) REC# 1-10638.

REZONING APPLICATION

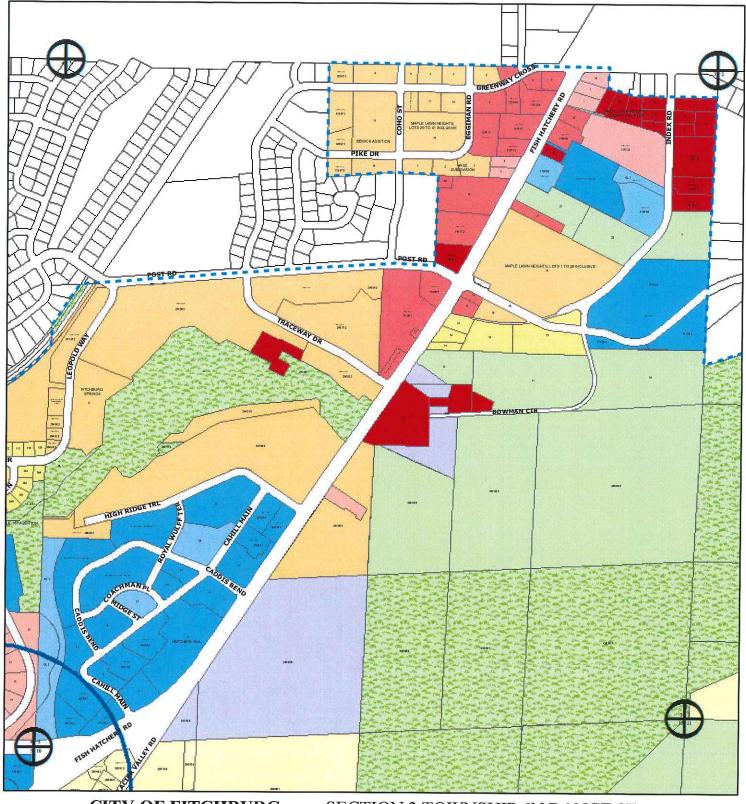
The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the H-A & B-P district to the PDD district the following described property:

following described property:
1. Location of Property/Street Address: 3540 to 3650 Fish hatchery road
Legal Description - (Metes & Bounds, or Lot No. And Plat):
A parcel of land in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section Three (3), Township Six (6) North, Range Nine (9) East, in the City of Fitchburg, Dane County, Wisconsin, described per attached document.
2. Proposed Use of Property - Explanation of Request:
Develop (5) five story apartment buildings and (6) two story apartment buildings and associated parking and a clubhouse/leasing office.
3. Proposed Development Schedule: Construction start summer of 2016 with an anticapated 6 to 7 year build out.
***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezonings shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.
***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.
Type of Residential Development (If Applicable): Apartments
Total Dwelling Units Proposed: 412No. Of Parking Stalls: 678
Type of Non-residential Development (If Applicable): Development of Clubhouse for leasing office and community use.
Proposed Hours of Operation: 7 day a week 24 hours per dayNo. Of Employees: 5
Floor Area:No. Of Parking Stalls:
Sewer: Municipal 📝 Private 🗌 Water: Municipal 📝 Private 🗌
Current Owner of Property: Sierra West, LLC
Address: 3620 Breckenridge Ct. #8 Fitchburg, WI 53713 Phone No: (262) 567-6654
Contact Person: Douglas Smiljanic
Email: eagledevinv@yahoo.com
Address: 36790 Armour Road Ocenomowoc, WI 53066 Phone No: (262) 567-6657
Respectfully Submitted By: Office Additional Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name
PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.
For City Use Only: Date Received: 12/11/2015 Publish: and
Ordinance Section NoFee Paid: \$850.
Permit Request No. 22 - 2099 - 15

Legal Description:

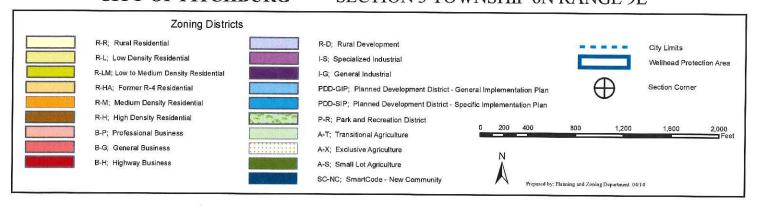
A parcel of land in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section Three (3), Township Six (6) North, Range Nine (9) East, in the City of Fitchburg, Dane County, Wisconsin, described as follows:

Commencing at the east quarter corner of said Section 3; thence S86°46'28"W, 2732.30 feet along the north line of the SE1/4 of said Section 3 to the point of beginning; thence S02°38'12"W, 207.09 feet along the east line of said SW1/4 to the point of beginning; thence continuing S02°38'12"W, 1110.14 feet along said east line of the SW1/4; thence S87°37'24"W, 881.08 feet; thence N34°03'30"E, 1445.73 feet; thence S66°46'23"E, 132.46 feet along the southerly line of Lot 12, Maple Lawn Heights to the point of beginning. Containing 581,224 square feet (13.34 acres). Subject to an easement for Fish Hatchery Road across the Westerly 33.00 feet thereof.



CITY OF FITCHBURG

SECTION 3 TOWNSHIP 6N RANGE 9E





ARCHITECTS · ENGINEERS · PLANNERS

EMPLOYEE OWNED

N8 W22350 JOHNSON DR. SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE 262/409-2530 FAX 262/409-2531

December 11, 2015

Mr. Thomas Hovel 5520 Lacy Road Fitchburg, WI 53711

RE: Aspen Park Apartments (Formerly Sun Valley Apts.)

3540 to 3650 Breckenridge Court (Breckenridge Court & Fish Hatchery Road)

Fitchburg, WI 53713 TDI Project #14-362

Property Owner: Sierra West, LLC

D/b/a Sun Valley Apartments 3620 Breckenridge Ct. #8 Fitchburg, WI 53713

1. Introduction:

• Sierra West, LLC is submitting this narrative for the General Development Plan for the rezoning of the subject property to Planned Development District.

2. Project Description:

• The property owner, Sierra West, LLC, proposes to redevelop the subject property to continued use as apartments. The intent is to upgrade the entire property to upscale market rate apartments and senior apartments. The concept is to develop five buildings with five-stories above grade and one parking level below grade along Fish Hatchery Road. Some of these building would also have a portion of the grade level floor occupied with parking. In addition there would be six buildings with two stories with attached garages and individual direct entries. There would also be a single story building housing the club house recreational space; leasing office and maintenance department in the center of the development.

3. Rationale for the zoning of this Planned Development District:

- Because of the site's location and the existing use as apartments in a number of smaller two and three level buildings, the zoning change will allow for the orderly redevelopment while maintaining the existing housing pool to the greatest extent possible and the addition of senior housing.
- The rezoning and subsequent development of the entire project will complement the other proposed commercial and residential uses along Fish Hatchery Road. The proposed development would be the highest and best use for the property while maintaining and upgrading the existing housing pool.

- The current RH-A and B-P zoning is not compatible with the redevelopment. The RH-A zoning is specifically for projects developed or committed to before 1986 under the then R-4 zoning. The PDD zoning would provide for clarity during the development phase, since there would be both existing and new buildings during the multi-year phasing of this development. Phasing is necessary to maintain as much of the existing housing pool as possible while the redevelopment occurs and the new buildings are occupied.
- The redevelopment will greatly enhance the attractiveness of the streetscape by creating five buildings each with five-stories above grade and a parking level below grade with small setbacks to Fish Hatchery Road. The parking would be mostly in the building with some surface parking behind the buildings, enhancing the overall site green space. The street scape will be well landscaped and pedestrian friendly. This is in contrast to the 2 1/2 –story buildings with large setbacks from Fish Hatchery Road with surface parking exposed to view. In addition the six buildings each with two stories and attached garages to the east along the existing open space on the adjacent site.

4. Social, Environmental and Economic Impacts:

- The upgraded project will generate substantially increased tax revenues, while providing additional housing for the community including senior housing. The senior housing will contain a large community room, crafts/hobby room and small meeting rooms along with a commercial kitchen to provide optional meal service.
- The redevelopment is expected to have minimal environmental impacts. Storm water management will be added to the existing development as well as upgrades to the existing utilities. Storm water management will include the use of roofs for storm water storage and storm water cisterns. For water reuse in non-potable uses.
- Two of the five-story buildings will provide much needed senior housing for the community. Including common space for the senior community use.
- In addition there will be more variety of unit types including specific units for young professionals.

5. Traffic:

- The development will continue to be served by the existing single entrance called Breckenridge Court.
- The internal traffic pattern will be converted to a circular flow, eliminating the dead-end existing traffic pattern.
- The entrance will be a divided four lane entrance with a landscaped terrace area created two lanes in and two lanes out, providing for emergency access when one side is blocked.

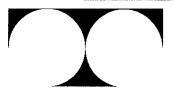
6. Unit Breakdowns:

<u>Unit Type</u>	Quantity	Percentage
 3 Bedrooms 	20	4.85%
 2 Bedrooms 	112	27.18%
• 1 Bedroom	180	43.69%
• 1 Bedroom & Den	16	3.88%
 Studio 	<u>84</u>	20.39%
Totals	412	$1\overline{00.00\%}$

Attached is a chart with the land bulk information for your review. If you need additional information or would like to meet before the plan commission please contact me directly.

Sincerely,

Robert E. Williams, Jr. P.E. President



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EMPLOYEE OWNED

N8 W22350 JOHNSON DR. SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE 262/409-2530 FAX 262/409-2531

September 30, 2015

Fitchburg Pines Apartments, LLC 6515 Grand Teton Plaza, Suite 300 Madison, WI 53719

RE: Aspen Park Apartments (Formerly Sun Valley Apts.)

3540 to 3650 Breckenridge Court (Breckenridge Court & Fish Hatchery Road)

Fitchburg, WI 53713 TDI Project #14-362

Property Owner: Sierra West, LLC

D/b/a Sun Valley Apartments 3620 Breckenridge Ct. #8 Fitchburg, WI 53713

Dear valued neighbor:

TDI Associates, Inc represents Sierra West, LLC the property owner of the Sun valley Apartments. They are developing a submittal to the City of Fitchburg to rezone their parcel to Planned development District to allow for the redevelopment of their site into a new development. We need your input if you have any to make sure the new development fits into the community.

1. Introduction:

• Sierra West, LLC is submitting this letter to notify you of the pending rezoning request of the subject property to Planned Development District. We value our neighbors and want to give them opportunity to comment on the proposed redevelopment if they wish.

2. Project Description:

• The property owner, Sierra West, LLC, proposes to redevelop the subject property to continued use as apartments. The intent is to upgrade the entire property to upscale apartments and senior apartments. The concept is to develop five buildings with five-stories above grade and one parking level below grade along Fish Hatchery Road. In addition there would be six buildings with two stories with attached garages and individual direct entries. There would also be a single story building housing the club house recreational space; leasing office and maintenance department in the center of the development.

3. Rationale for Changing of Zoning District:

- Because of the site's location and existing use as apartments in a number of smaller buildings, the zoning change will allow for the orderly redevelopment while maintaining the existing housing pool to the greatest extent possible.
- The rezoning and subsequent development of the entire project will complement the other proposed commercial and residential uses along Fish Hatchery Road. The proposed development would be the highest and best use for the property while maintaining and upgrading the existing housing pool.
- The current RH-A and B-P zoning is not compatible with the redevelopment. The RH-A zoning is specifically for projects developed or committed to before 1986 under the then R-4 zoning. The PDD zoning would provide for clarity during the development phase, since there would be both existing and new buildings during the multi-year phasing of this development. Phasing is necessary to maintain as much of the existing housing pool as possible while the redevelopment occurs and the new buildings are occupied.
- The redevelopment will greatly enhance the attractiveness of the streetscape by creating five buildings each with five-stories above grade and a parking level below grade with small setbacks to Fish Hatchery Road. The parking would be mostly in the building with some surface parking behind the buildings. This is in contrast to the 2 1/2 –story building setback from Fish Hatchery Road with surface parking exposed to view. In addition the six buildings each with two stories and attached garages to the east along the existing open space on the adjacent site.

4. Social, Environmental and Economic Impacts:

- The upgraded project will generate substantially increased tax revenues for the City of Fitchburg, while providing additional housing for the community.
- The redevelopment is expected to have minimal environmental impacts. Storm water management will be added to the existing development as well as upgrades to the existing utilities. Storm water management will include the use of green roofs and storm water cisterns. For water reuse in non-potable uses.
- Two of the five-story buildings will provide much needed senior housing for the community. Including common space for the senior community use.
- In addition there will be more variety of unit types including specific units for young professionals.

5. Traffic:

- The development will continue to be served by the existing single entrance called Breckenridge Court.
- The internal traffic pattern will be converted to a circular flow, eliminating the dead-end existing traffic pattern.
- The Developer is recommending a controlled intersection at Fish Hatchery Road,
 Breckenridge Court and High Ridge Trail to facilitate left turns from both Fish
 Hatchery Road to either Breckenridge Court and High Ridge Trail from Breckenridge
 Court and High Ridge Trail to south and north Fish Hatchery Road. A traffic study will
 be undertaken to determine the best solution during the finalization of the General
 development Plan.

6. Unit Breakdowns:

<u>Unit Type</u>	Quantity	Percentage
• 3 Bedrooms	20	4.85%
 2 Bedrooms 	112	27.18%
• 1 Bedroom	180	43.69%
 1 Bedroom & Den 	16	3.88%
 Studio 	<u>84</u>	<u>20.39%</u>
Totals	412	100.00%

Attached is the proposed site development plan and a colored elevation of the proposed five story buildings along Fish hatchery Road for your review. If you need additional information or have any comments on the proposal please contact me directly. If you would like to meet to discuss this proposal, please contact me to set up an appointment to meet and discuss the project. I can be reached by phone at 262-409-2534 or by e-mail at <a href="https://doi.org/10.2007/journal.org/10.20

Sincerely,

Robert E. Williams, Jr. P.E. President TDI Associates, Inc. Project Architect and Engineer



Job: <u>Aspen Park Apartments</u>

Project No.: 14-362

Date: <u>Dec. 11, 2015</u> Sheet of

ITEM code required EXISTING PROPOSED percentage

	<u> </u>	code required	CYTOLINA	PROPOSED						
		percentage								
	Lot Area (acres)		12.2549	12.2549						
	Lot Area (square feet)		533,825	533,825						
	Maximum Allowable Impervious Area	65.00%	346,987	346,987						
	Min, Open space Requirement	35.00%	186,839	186,839						
	Actual Impervious (square feet)		251,196	299,131						
5,0	Actual Open Space (square feet)		282,629	234,694						
6.0	Actual ISR less than	65.00%	47.06%	56.04%						
7.0	Actual OSR more than	35.00%	52.94%	43.96%						
8.0	EXISTING USE	Number of Buildings	Number of Units	Studio	One bedroom	One bedroom w/ den	Two bedroom	Three bedroom	Total	
		<u> </u>		Units	Units	Units	Units	Units		
9.0	Building 3540	1	24	0	24				24	
	Building 3550	1	. 8				1	7	8	
	Building 3560	1	12				1	11	12	
	Building 3580	1	24				24		24	
	Building 3590	1	24		24		 		24	
14.0	Building 3610	1	24				24		24	
15.0	Building 3620	1	16		16		 		16	
16.0	Building 3630	1	24		24				24	
17.0	Building 3640	1	24				24		24	
18.0	Building 3650	1	24				24		24	
19.0			204	0	88	0	98	18	204	
20.0	percentage of total		100.00%	0.00%	43.14%	0.00%	48.04%	8.82%	201	
21.0	PROPOSED USE	Number of Buildings	Number of Units	Studio	One bedroom	One bedroom w/ den	Two hedroom	Three bedroom	Total	
				Units	Units	Units	Units	Units	10141	
22.0	5 STORY Apartment Bldgs	3	226	87	56	12	51	20	226	
	5 story Senior Apartment Bldgs	2	126	44	30	17	35	0	126	
	2 Story Garden Apartments	6	60	0		17	60		60	
-				<u>~</u>					00	
25.0	TOTAL UNITS	11	412	131	86	29	146	20	412	
	percentage of total		100.00%	31.80%	20.87%	7.04%	35.44%	4.85%	414	
	Units per acre		33.62	02,0073	20.01 18	7.0176	33.77/8	7.03/6		
	Total Bedrooms			131	86	29	292	60	538	
	PARKING									
	T T T T T T T T T T T T T T T T T T T			In the Bldg	Surface		stalls	stalls		
				Parking	Parking	Total	per unit	per bedroom		
28.0	5 STORY Apartment Bldgs	3	226	234	94	328	1.45	per Deur ount		
			126	117	37	154	1.22			
	5 story Senior Apartment Bldas	2	1 120 1							
29.0	5 story Senior Apartment Bldgs 2 Story Garden Apartments	6	60	84	112	196	3.27			

Aspen Park Apartments

Unit Type	Quantity	Percentage	
3 Bedroom	20	4.85%	
2 Bedroom	112	27.18%	
1 Bedroom	180	43.69%	
1 Bedroom and Den	16	3.88%	
Studio	84	20.39%	
Total	412	100.00%	



ARCHITECTS ENGINEERS

EMPLOYEE OWNED



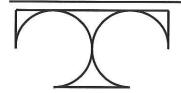
N8 W22350 JOHNSON DR. SUITE B4 WAUKESHA, WISCONSIN 53186

PHONE 262/409-2530 FAX 262/409-2531

December 11, 2015

PROPOSED CONSTRUCTION PHASING SCHEDULE, SUBJECT TO MARKET CONDITIONS FOR ASPEN PARK APARTMENTS

- SUMMER 2016 DEMO EXISTING BUILDING AT 3540 AND CONSTRUCT PROPOSED BUILDING #1, 9 TO 10 MONTH CONSTRUCTION PERIOD
- 2.) SPRING 2017 DEMO EXISTING BUILDINGS AT 3550/3560 AND CONSTRUCT PROPOSED BUILDING #2, 9 TO 10 MONTH CONSTRUCTION PERIOD
- FALL 2017 CONSTRUCT PROPOSED BUILDING #6, 6 TO 7 MONTH CONSTRUCTION PERIOD.
- SPRING 2018 DEMO EXISTING BUILDING AT 3590 AND CONSTRUCT PROPOSED 4.) BUILDING #7, 6 TO 7 MONTH CONSTRUCTION PERIOD.
- FALL 2018 DEMO EXISTING BUILDING AT 3580 AND CONSTRUCT PROPOSED BUILDING #3, 9 TO 10 MONTH CONSTRUCTION PERIOD.
- 6.) SPRING 2019 DEMO EXISTING BUILDING AT 3610 AND CONSTRUCT PROPOSED BUILDING #8, 6 TO 7 MONTH CONSTRUCTION PERIOD.
- FALL 2019 DEMO EXISTING BUILDING AT 3630 AND CONSTRUCT PROPOSED 7.) BUILDING #9, 6 TO 7 MONTH CONSTRUCTUION PERIOD.
- 8.) SPRING 2020 DEMO EXISTING BUILDING AT 3650 AND CONSTRUCT PROPOSED BUILDING #10, 6 TO 7 MONTH CONSTRUCTION PERIOD.
- FALL 2020 DEMO EXISTING BUILDING AT 3640 AND CONSTRUCT PROPOSED BUILDING #5 & PROPOSED BUILDING #12 CLUBHOUSE, 11 TO 12 MONTH **CONSTRUCTION PERIOD**
- 10.) SUMMER 2021 DEMO EXISTING BUILDING AT 3620 AND CONSTRUCT PROPOSED BUILDING #4, 11 TO 12 MONTH CONSTRUCTION PERIOD.
- 11.) FALL 2021 CONSTRUCT PROPOSED BUILDING #11, 6 TO 7 MONTH CONSTRUCTION PERIOD.



ARCHITECTS ENGINEERS

PLANNERS

EMPLOYEE OWNED

N8 W22350 JOHNSON DR., SUITE B-4, WAUKESHA, WI 53186

PHONE 262/409-2530 FAX 262/409-2531

December 30, 2015

CITY OF FITCHBURG PLANNING DEPARTMENT 5520 LACY ROAD FITCHBURG, WI 53711



Re:

Rezoning application response to staff Comments

Aspen Park Apartments TDI project number14-362

This memo will serve as a narrative to the staff comments provided for the GIP re-zoning application. The response follow each of the staff comments.

Planning staff has reviewed your submitted rezone request, RZ-2099-15, for GIP zoning associated with the redevelopment of Sun Valley Apartments, submitted on December 11, 2015. The following comments are based on this review. Further comments or questions may arise as additional review occurs. Please respond to each individual comments with a detailed narrative response, and also provide appropriate revised plans. It works best if you could respond below to each specific item with a written response. Given that other departments are still reviewing your application submittal, a deadline for response will be provided at a later date, but you should review and begin responding to these comments as soon as possible given that several of them relate to environmental corridors.

- 1. Wetlands in Dane County typically have a 75' environmental corridor (or buffer) from the outside edge of the wetland. There is also an environmental corridor associated with the stream at the north edge of the property. In this situation, being redevelopment, I suggest you contact, if not meet with the appropriate staff of the Dane County Capital Area Regional Planning Commission (CARPC). Mike Rupipier is likely the main contact. If you have already met, or when you do meet, with CARPC and obtain this concurrence on the environmental corridor width, please provide documentation of their acceptance. The plans have been revised to show the 75 foot wetland buffer environmental corridor. We have discussed this with Mike Rupipier. We will meet with him and obtain concurrence. The developer is asking that the City support the encroachment into the PEC along the eastern property line where existing development was already encroaching. The redevelopment will reduce the encroachment compared to the existing conditions.
- 2. You only identify a 25' wetland setback (ie environmental corridor). The setback has been changed to 75 feet.
- Building 1 has site improvements (driveway) and possibly a patio within 75' of the stream. Discuss
 this corridor with CARPC as well. The driveway has been removed from the environmental
 corridor.
- 4. Have you obtained, or are you in the process of obtaining WIDNR concurrence on the wetlands? If not, what is your plan in this regard? The WDNR concurrence is in the works, it may take until spring to complete.
- 5. When you have found out the proper environmental corridors, please locate on the site plans. The environmental corridors have been placed on the site plan.
- 6. Have you discussed the necessary storm water facilities with Public Works staff? Do they require any volume control? We have contacted the Department of Public Works to discuss the details of the Storm Water management Plan.
- 7. Denote the building height for each building type on the elevation sheet, with elevation noted on the

façade which faces the street. The heights have been added to the street elevations of the buildings.

- 8. You have plans for five buildings, perhaps identify by Type A, B, etc., and then note on site plan the type for each building. **The building types have been added to the plans.**
- 9. Dimension width and depth of parking aisles, particularly where they are shorter than 18' (assume 24'drive aisle) in length or less than 9' in width. The dimensions of the parking stalls and drive aisles have been added to the plans.
- 10. Bldg 2 Sheet A-10 shows 13 stalls in line with bike parking when I only count 12 due to the bike parking. Please update and correct numbers on the sheets. **The number of parking stalls has been corrected.**
- 11. Will there be building piers not shown that reduce the effective width of parking stalls? There are concrete columns between some of the parking stalls. The columns are in increments of 9'-0" OC.
- 12. Bldg 4 Sheet A 10 shows one stall with a depth of just over 13', this is too short for a car. The minimum length of the parking stalls has been revised to 18'-0" by expanding the building width.
- 13. This sheet also has stalls at just over 16' 4" which is less than standard 18' depth. Are these parkable and useable stalls? This represents a deviation from our standard depth of 18', but this is not to say the Plan Commission and council may not agree to this depth if they have confidence on their usability. The minimum length of the parking stalls has been revised to 18'-0" by expanding the building width.
- 14. Identify the number of bike parking available on the site plan, and in the data table on C2.0. The bike parking stalls on the exterior of the buildings has been identified on the plan and the table on sheet C2.0
- 15. Identify type of bike rack to be used. There will be a total of (7)-Madrax Ut-160-8 Bike racks on the exterior of the buildings capable of handling 56 bikes.
- 16. You seem to lack sufficient interior bike parking in the parking level. Please look to provide more bike parking. There will be a two bike rack wall mounted in front of every parking stall in each of the five story buildings. In addition there will be a Madrax UT-160-12 rack in the basement parking area capable of handling 12 bikes.
- 17. Have you met with the Fire Dept. to discuss Fitchburg Fire Code requirements for the buildings? They may have special requirements different from state code. We have discussed with the Fire Department their code requirements. They are reviewing our plans and we intent to meet with them shortly.
- 18. Please explain, and show in map form, how you will construct and have dedicated new easements and vacate old easements, and the timing of each. The Site Utility Plan (C-5.0) labels the phasing of the public utility installation and abandonment. The developer will work with the City to abandon and create the new easements to go along with this phasing.
- 19. More comments may be provided on building elevations, landscaping type and density at the SIP and ADR stage. **We will anticipate those comments**.
- 20. What is proposed for project/building signage? We will replace the two existing signs with monument signs on stone bases. We are currently working on those designs.

The following comments are based on the plans submitted for a PPD-GIP zoning request, dated December 11, 2015, submitted by Robert Williams, Agent for Sierra West, LLC. RE 12-18-15; GV 12-22-15; AB 12-22-15; TF 12-18-15. Additional comments beyond these may be required on future reviews.

General Comments

- 1. Please provide results of wetland screening for the site and show offsets from any navigable waterways (e.g. the proposed Building 1 is proposed very close to Nine Springs Creek). The wetland delineation report has been submitted. The building number 1 is currently shown more than 75 feet from the wetland line on the south side of Nine Springs Creek.
- 2. Please confirm that refuse and recycling container(s) are located and sized properly. Refuse and recycling will be kept inside the building and adequately sized for each building's use.
- 3. The applicant will need to submit a Construction & Demolition Reuse/Recycling Plan to Public Works. During the construction documentation and demolition plan development stage we will develop a Construction and demolition Reuse/Recycle plan for submittal to Public Works.
- 4. A street tree waiver will need to be signed by the Owner for street trees to be planted by the City along Fish Hatchery Road. **The owner is aware of the Street frontage fee.**

- 5. The legal description is incorrect in that the final course runs along the southerly line of Lot 12, Maple Lawn Heights. We believe the legal description is correct and Lot 12 abuts the northeast boundary of the development.
- 6. The proposed plan show sidewalk connecting to the public walk along Fish Hatchery Road. A permit may be required from Dane County to work in public right of way. **ROW permits for construction will be obtained as necessary.**

Transportation Comments

- 1. Outdoor parking should follow the standards of the City's Bicycle and Pedestrian Plan (on the city's website at:
 - http://www.city.fitchburg.wi.us/departments/cityHall/publicWorks/transportation/BicycleTransportation.php) with regards to location and style. Indoor parking should be considered to accommodate convenient bicycle storage for those choosing to commute by bike. This would be a nice amenity for future residents. Plans show bike racks near entrances. Provide the bike rack style and quantity for review. There will be a total of (7)-Madrax Ut-160-8 Bike racks on the exterior of the buildings capable of handling 56 bikes.
- 2. Public Works staff notes the request to consider a traffic signal at the Breckenridge Court/High Ridge Trail intersection. Staff does not recommend a traffic signal at this location due to the proximity to the Caddis Bend intersection. Also, with the signal being offset to the south of the mid-point between the signalized intersections of Caddis Bend (to the south) and Post Road (to the north), it will have a more significant impact on Fish Hatchery Road progression. This note still stands. The developer has removed this request.
- 3. Additional right-of-way dedication should be reviewed on Fish Hatchery Road. The 3-lane section begins north of Breckenridge Court. However, with the potential for Bus Rapid Transit (BRT) along this corridor, the 3-lane section may be extended south to McKee Road. Staff is evaluating whether additional right-of-way is needed along the property. It appears that additional right-of-way dedication will not be needed on Fish Hatchery Road. However, the existing sidewalk in the ROW may need to be shifted to 1' inside the right-of-way line. The Landscaping Plan shows a row of trees along the right-of-way line. These may be impacted by a future relocation of the sidewalk to accommodate a third NB lane on Fish Hatchery Road. The plans have been revised showing the trees planting location at least 5 feet from the R.O.W.

Water Main and Sanitary Sewer

- 1. Water impact fees will need to be paid prior to the release of any building permits. These fees will be included with the permit fee. We are aware of the requirement for water impact fees to be paid with the building permits. We assume they would be paid on a per building basis.
- 2. All outstanding MMSD fees will need to be paid prior to redevelopment.
- 3. Please provide a utility plan for review and comment. The designer shall meet with the City to establish layout and discuss required materials prior to generating plan and profile drawings for water main and sanitary sewer that is intended to be public. We will meet with City staff prior to more final construction drawings to incorporate City utility standards.
- 4. Does the owner intend for the water main to be public or private? In order for the water main to be public, a new water main would need to be installed through the entire complex that is looped in two separate locations to the existing Fish Hatchery water main. No dead-end mains would be allowed. A developer's agreement would be required. The owner intends for the water and sanitary sewer to be public with a dedicated easement. We will design the water system to be looped without dead ends. We understand a developer's agreement will be required.
- 5. Pressures in this area are in excess of 80 psi. Pressure reducers are required, per DSPS, in each building. Pressure reducing valves will be provided in each building.
- 6. Please contact the Fire Department to review fire hydrant requirements. If there will be private hydrants, please note that 8" water services are required from the connection to the existing public water main up to the private hydrants. We will meet with the fire department during the GDP development and size the water mains and locate the fire hydrants to meet their requirements.

Erosion Control and Stormwater Management (ECSWM) Comments

1. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval (The ECSWM application and information on requirements can be found at: http://www.fitchburgwi.gov/231/ECSWM-Requirements. We will be developing a storm water management plan and an erosion plan during the final construction plans and will submit to Public Works for review and approval.

- 2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: http://www.fitchburgwi.gov/230/Credit-Opportunities provides the application form and details on this program. We are aware that a stormwater maintenance agreement will be required and will need to be recorded at Dane County. Our plan is not fully developed for the storm water management at this time, we will investigate all forms of rate reduction available to the owner.
- 3. It's not clear that the proposed stormwater facilities are being sized to meet the require stormwater performance standards. A pre-application meeting is recommended with Fitchburg's Environmental Engineer at 270-4264 or rick.eilertson@fitchburgwi.gov to discuss before proceeding further. We will contact City staff to discuss the storm water management final design and requirements.

Ref.: Comments From Parks Department Pre-Application for Aspen Park (formerly Sun Valley)

Please find below Parks Department comments, per your request – Pre-Application for Aspen Park (formerly Sun Valley).

- Fee in lieu of Parkland Dedication per Ordinance 24-2(d)(2)(e); \$4,330 per dwelling unit. The proposal is for 412 dwelling units. 204 exist on the site. A fee-in-lieu of dedication, off-site land dedication, or a combination may be used to meet the park land dedication requirement. The estimated park dedication is 412-204=208 dwelling units (2,900 which is park dedication requirement) = about 603,200 sq. ft. This has a fee-in-lieu of dedication of \$900,640. The fee is in 2016 dollars. Fee in lieu of dedication will be determined at the SIP approval stage. The owner is aware of the park fee.
- ➤ Parkland Improvement fee per Ordinance 24-15(d)(50, 22-647(2); Park improvement fee is estimated, in 2016 dollars, to be 412(\$160/du) =\$65,920. Park Improvement fees will be determined at SIP stage. The owner is aware of the Parkland Improvement fee.
- Fee in lieu of Street Frontage for Parks per Ordinance 24-15(e), 22-647(3); Fee-in-lieu of street frontage is estimated, in 2016 dollars, to be \$36,351. Fee in lieu of Street Frontage will be determined at Final Plat Stage. The owner is aware of the Street frontage fee.

If you have additional questions or comments please contact me at (262)409-2530.

Villiams

Sincerely,

Robert E. Williams, Jr. P.E.

President



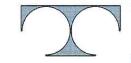












PROJECT:

ASPEN PARK APARTMENTS

3540-3650 BRECKENRIDGE COURT FITCHBURG, WISCONSIN

ARCHITECT & ENGINEER



TDI ASSOCIATES, INC.

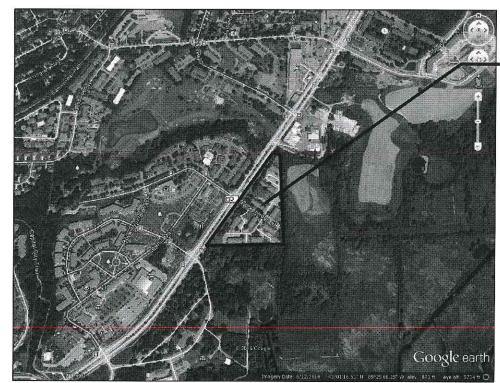
ARCHITECTS, ENGINEERS, PLANNERS

N 8 W 2 2 3 5 0 JOHNSON DR., SUITE B-4 W A U K E S H A, W I 5 3 | 8 6 (2 6 2) 4 0 9 - 2 5 3 0

DEVELOPER:

SIERRA WEST, LLC D/B/A SUN VALLEY APARTMENTS

D/B/A SUN VALLEY APARTMENTS 3620 BRECKENRIDGE COURT #8 FITCHBURG, WI 53713 PHONE (262) 567-6654



SITE LOCATION:
BRECKENRIDGE COURT & FISH HATCHERY RD.
FITCHBURG, WISCONSIN
DANE COUNTY

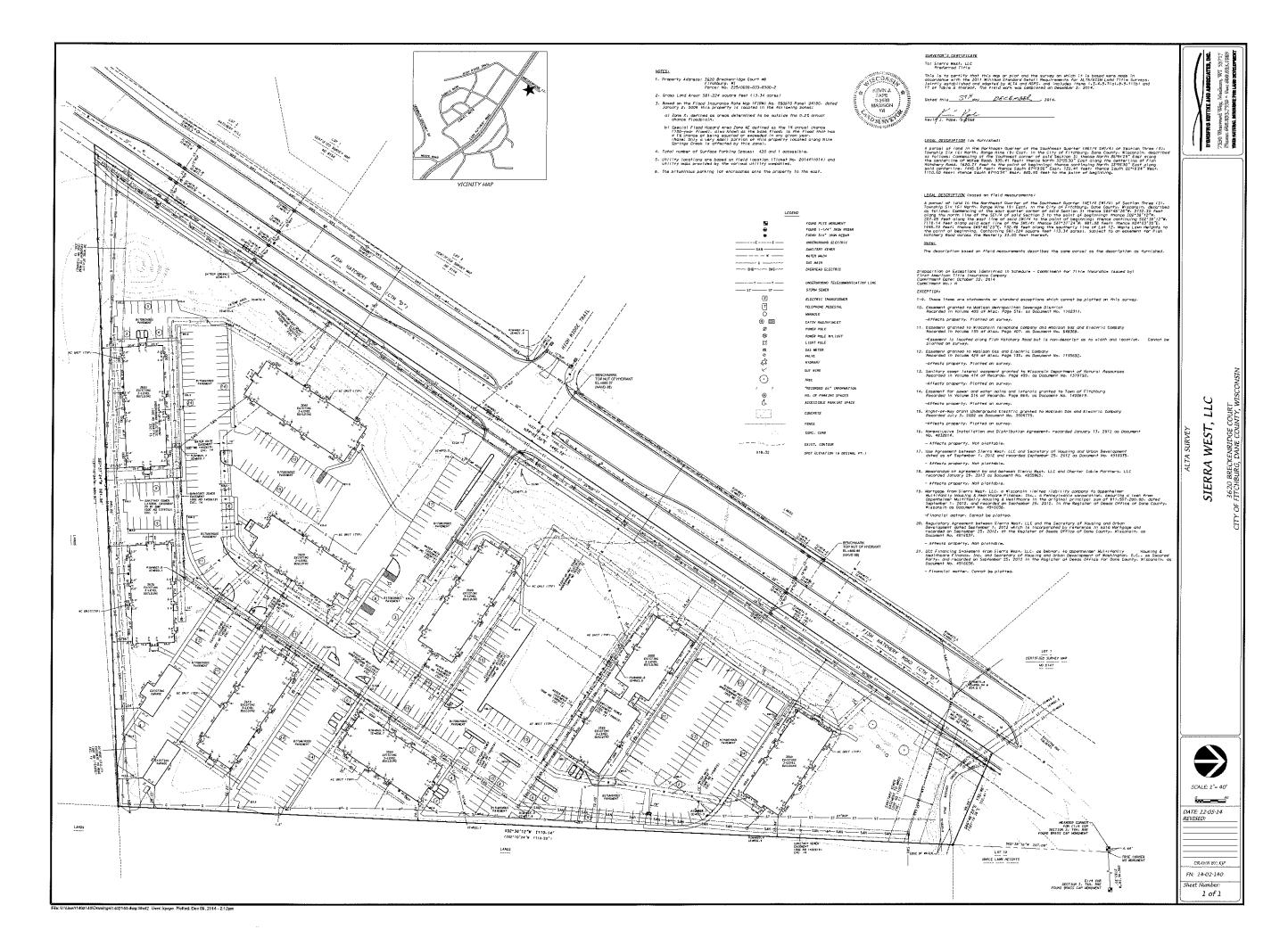
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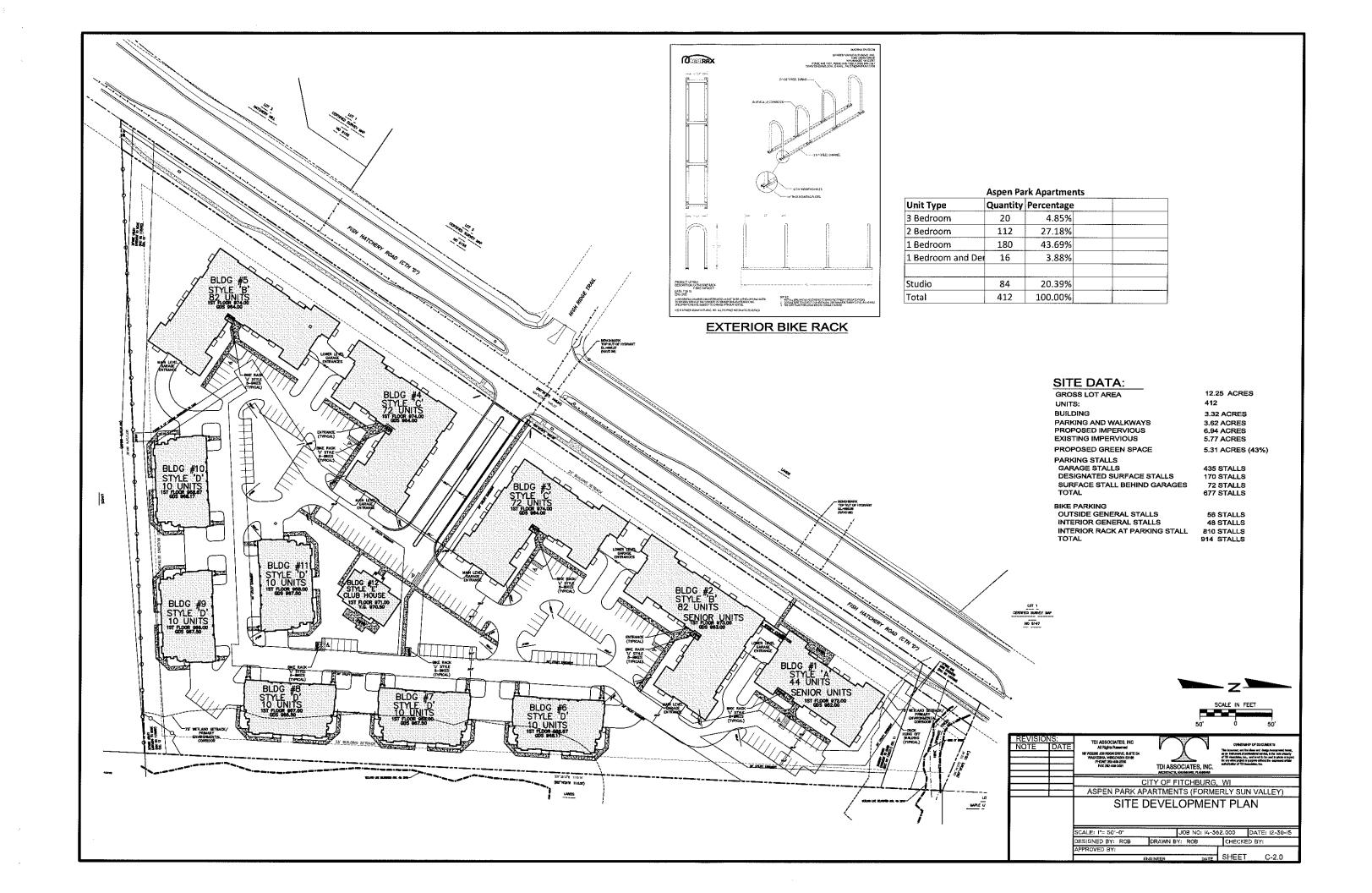
C-I.0 - C-2.0 C-2.1 C-3.0	TITLE SHEET EXISTING ALTA SURVEY SITE DEVELOPMENT PLAN SITE PHASING PLAN SITE GRADING/DRAINAGE PLAN
C-5.0 L-I.0	SITE UTILITY PLAN GENERAL SITE LANDSCAPE PLAN
A-I.0 A-I.1 A-I.2 A-2.0 A-2.1	BUILDING #1 44-UNIT SENIOR APARTMENTS (STYLE 'A') LOWER FLOOR PLAN FIRST FLOOR PLAN SECOND THRU FIFTH FLOOR PLAN EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS
A-I.0 A-I.1 A-I.2 A-2.0 A-2.1	BUILDING #2 82-UNIT SENIOR APARTMENTS (STYLE 'B') (BUILDING #5 IS MIRROR IMAGE) LOWER FLOOR PLAN FIRST FLOOR PLAN SECOND THRU FIFTH FLOOR PLAN EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS
A-I.0 A-I.1 A-I.2 A-2.0 A-2.1	BUILDING #4 72-UNIT APARTMENTS (STYLE 'C') (BUILDING #3 IS MIRROR IMAGE) LOWER FLOOR PLAN FIRST FLOOR PLAN SECOND THRU FIFTH FLOOR PLAN EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS
A-I.I A-I.2 A-2.I	BUILDING #6 IO-UNIT APARTMENTS (STYLE 'D') FIRST FLOOR PLAN SECOND FLOOR PLAN EXTERIOR ELEVATIONS
A-1.1 A-2.1 A-2.2	BUILDING #12 CLUB HOUSE (STYLE 'E') FLOOR PLAN EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS

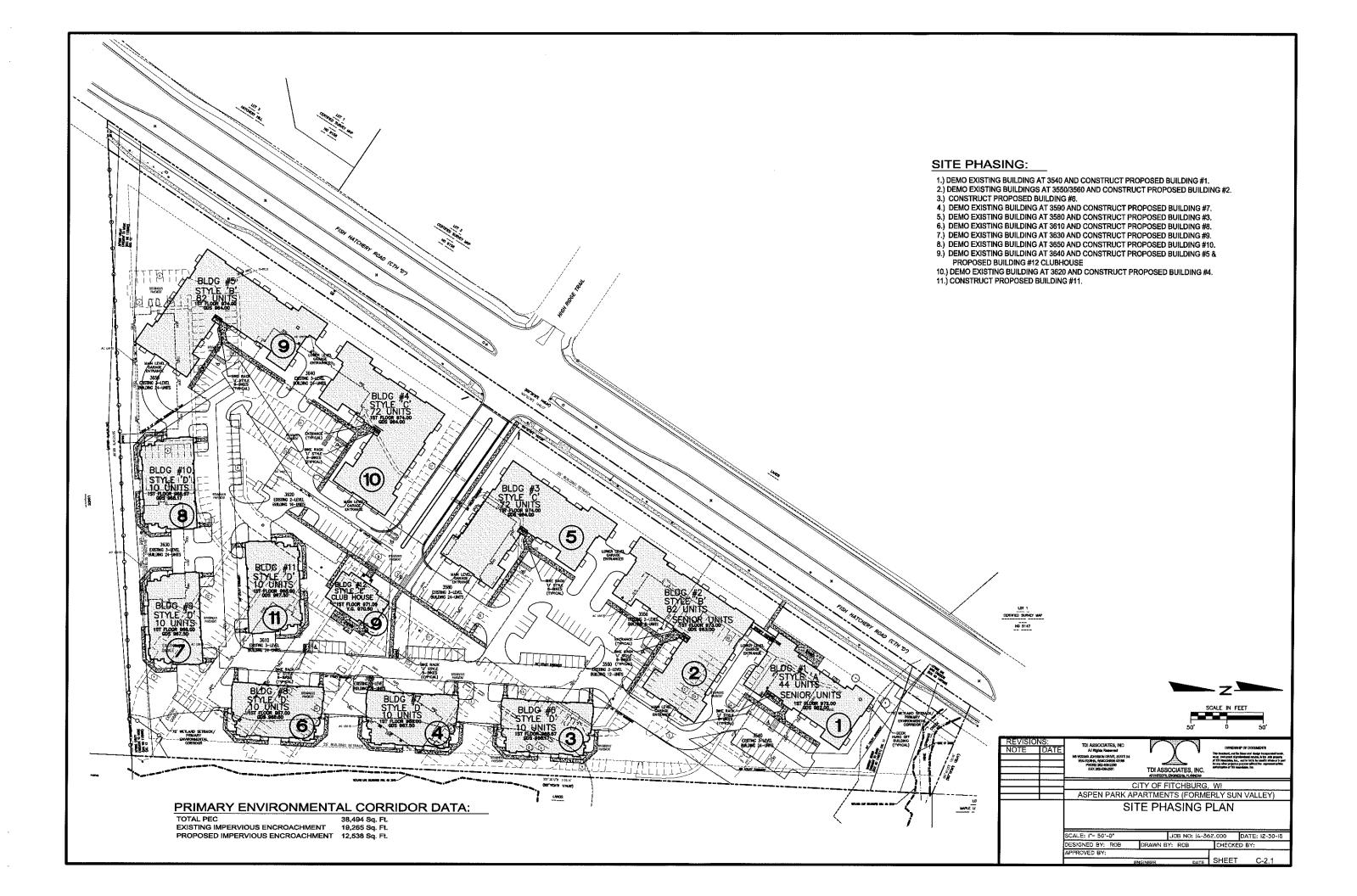


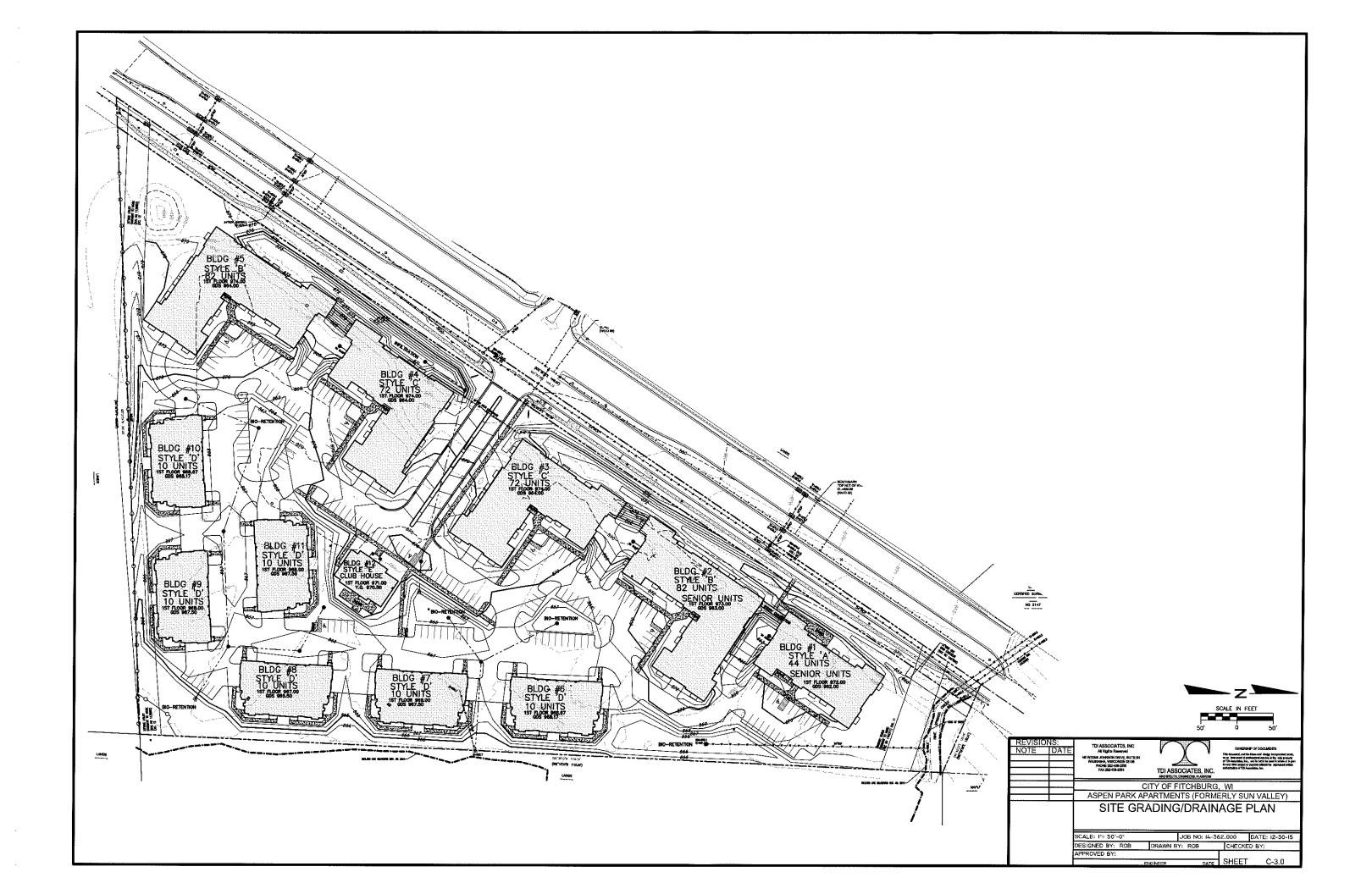
REVISIONS; NOTE DATE	TDI ASSOCIATES, INC All Rights Reserved NS WZZSGO JOS-NSON DRIVE, BUTTE B4 WANKESSHA, WISCONSEN 63589 PHONE: 2021-409-2530 FAX 2021-409-2531	TDI ASSOCIATES, INC.	This document, or as an instrument of TDI Associates	RSHIP OF DOCUMENTB If the littles and design integrated harshy, of professional entral, at the scale properly has, and is not in his used in states or h part of a purpose wifered the segmented written if Americation, Inc.
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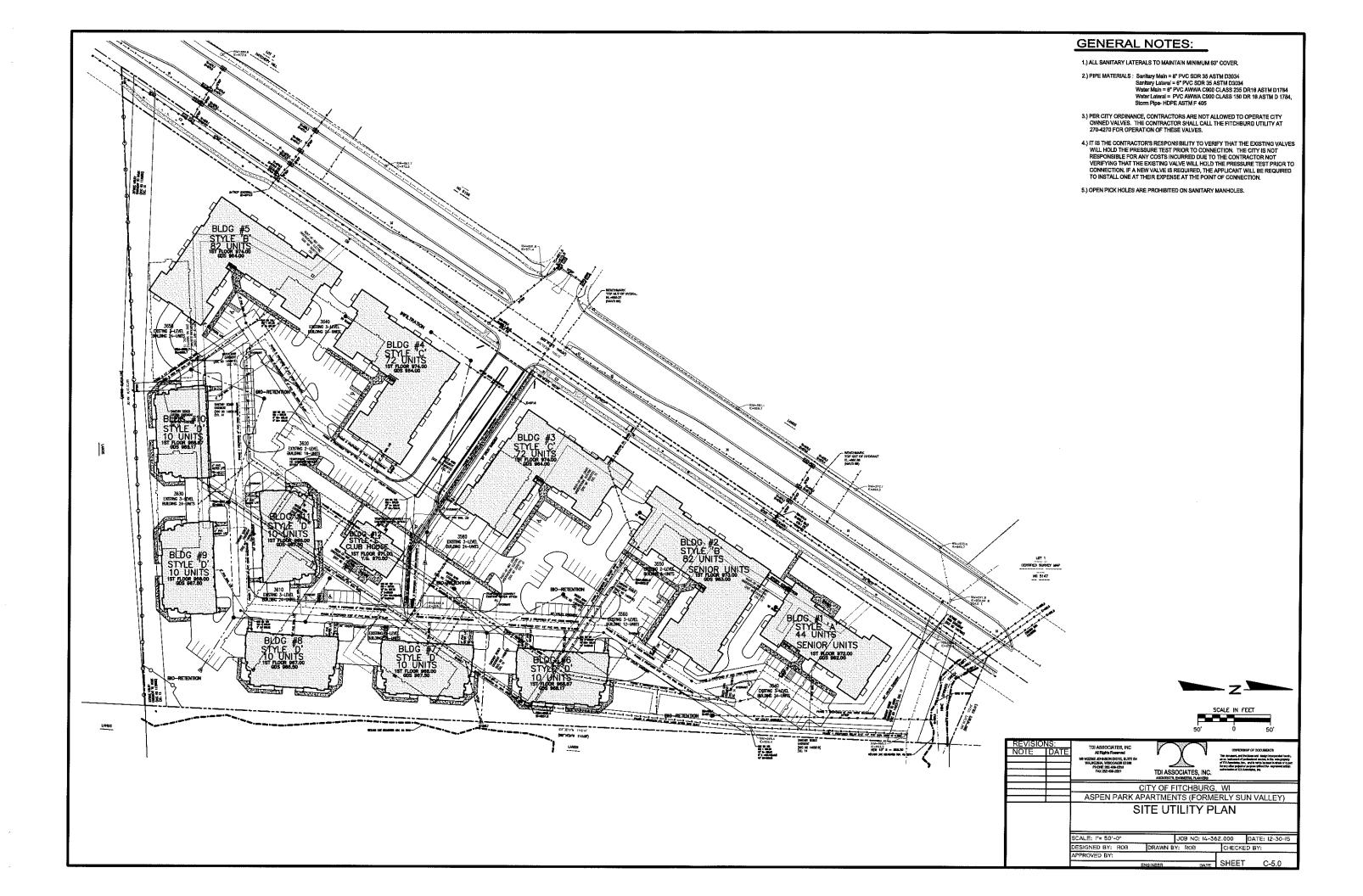
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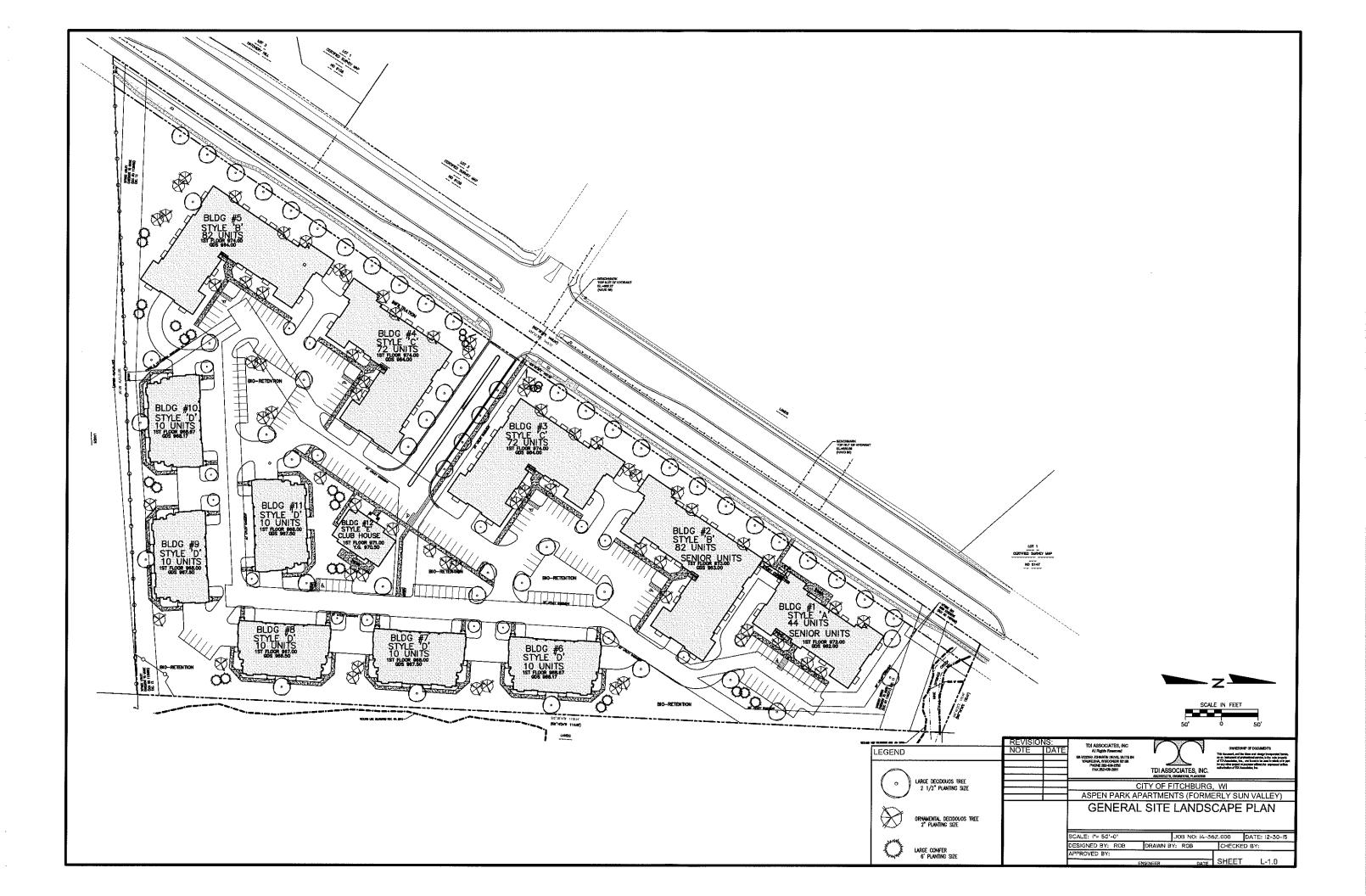


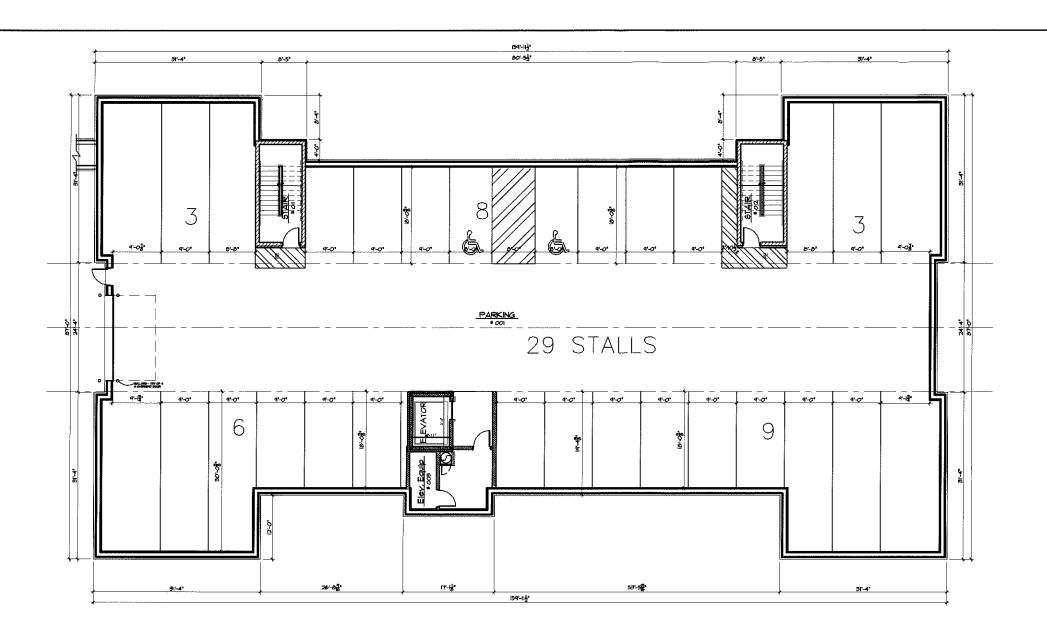


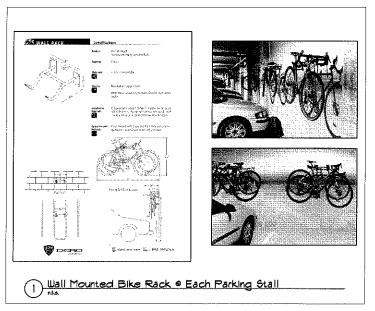


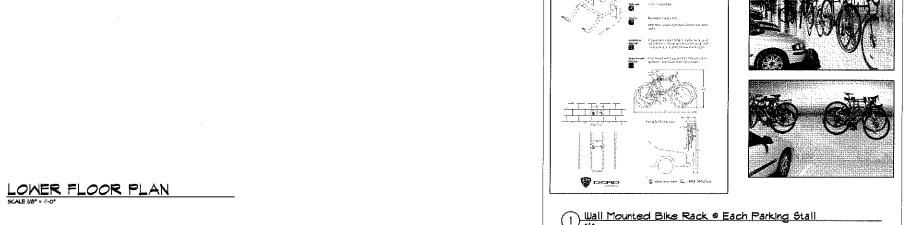


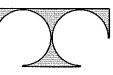












N8 W22350 JOHNSON DRIVE, SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE 262-409-2530 FAX 262-409-2531

Valley Sun Building #1 Aspen Park / Building Style TDI ASSOCIATES, INC

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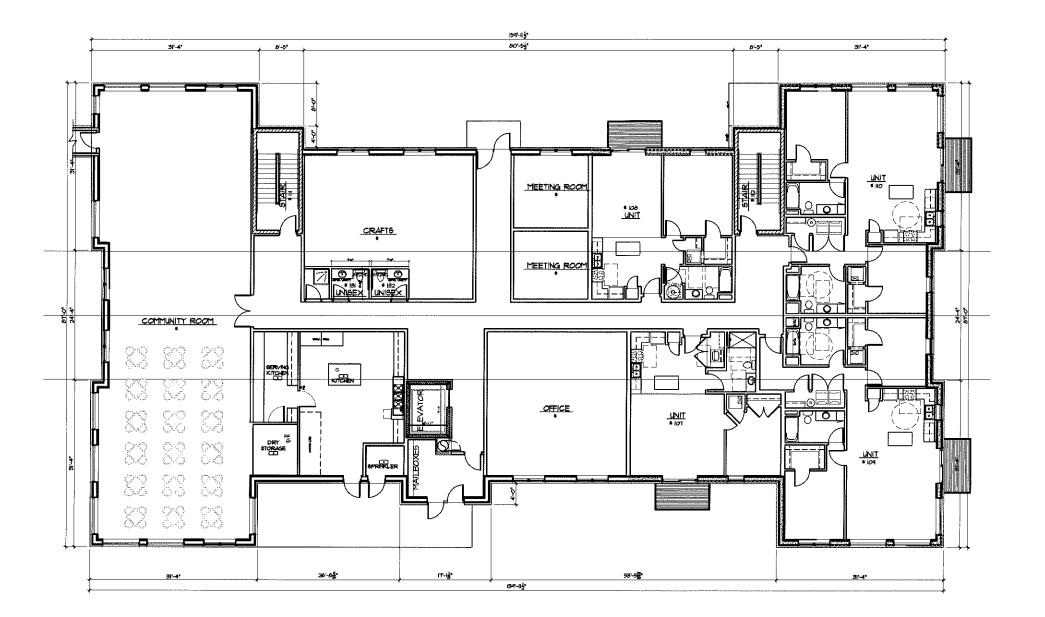
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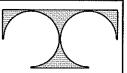
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Date: (2/90/15 Job NO.: 14362.001

Sheet No.





N8 W22350 JOHNSON DRIVE, SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE 262-409-2530 FAX 262-409-2531

Building #1 44-unit Aspen Park Apartments-formerly Sun Valley Building Style 'A' BRECKENRIDGE COURT FITCHBURG, MISCONSIN

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Sheet Title

First Floor Plan

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Date: 12/90/1

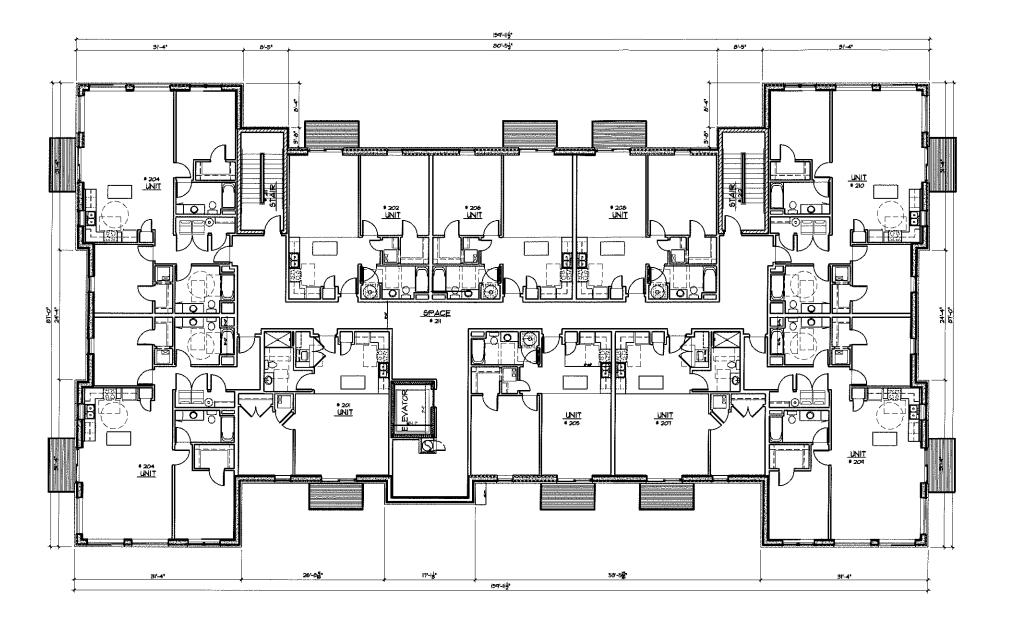
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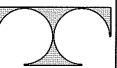
Job NO.: 14362.001

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N8 W22350 JOHNSON DRIVE, SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE 262-409-2530 FAX 262-409-2531

Building #1 44-unit Aspen Park Apartments-formerly Sun Valley Building Style 'A' BRECKENRIDGE COURT FITCHBURG, MISCONSIN

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Sheet Title

Second Floor Plan Thru Fifth Floor Plan

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Date: 12/50/16

Job NO.: 14362,001

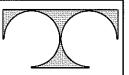
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SECOND THRU FIFTH FLOOR PLAN





N8 W22350 JOHNSON DRIVE, SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE 262-409-2530 FAX 262-409-2531

Building #1 44-unit Aspen Park Apartments-formerly Sun Valley Building Style 'A' BRECKENRIDGE COURT FITCHBURG, MISCONSIN

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Sheet Title

Exterior Elevations

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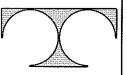
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Job NO.: 14362.001

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N8 W22350 JOHNSON DRIVE, SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE 262-409-2530 FAX 262-409-2531

Valley

Building #1 44-unit Aspen Park Apartments-formerly Sun Building Style 'A' BRECKENRIDGE COURT FITCHBURG, MISCONSIN

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Sheet Title

Exterior Elevations

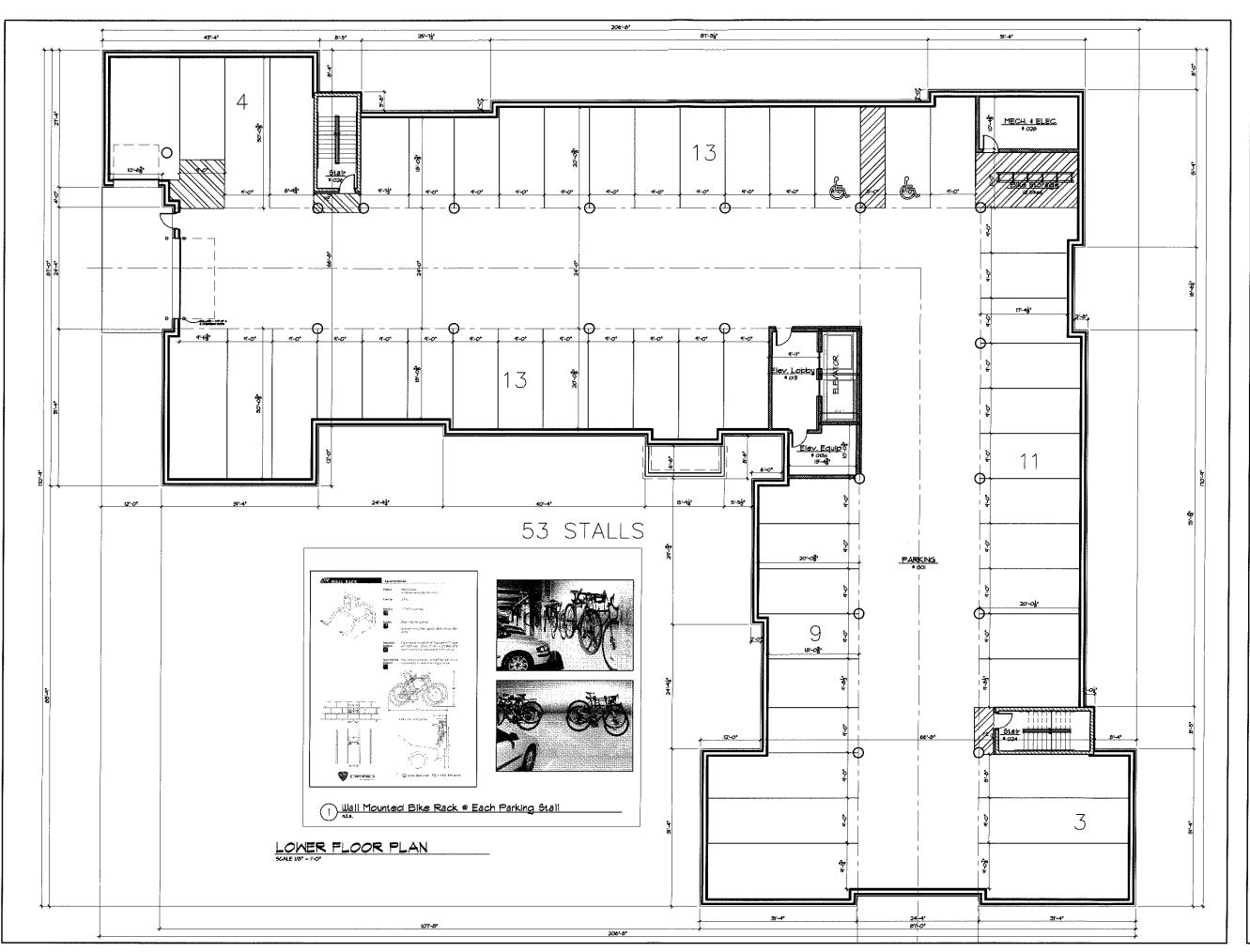
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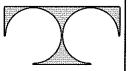
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Job NO.: 14362.001

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NB W22350 JOHNSON DRIVE, SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE 262-409-2530 FAX 262-409-2531

Building #2 82-unit
Aspen Park Apartments-formerly Sun Valley
Building Style 'B'
BRECKENRIDGE COURT
FITCHBURG, MISCONSIN

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Sheet Title

Lower Floor Plan

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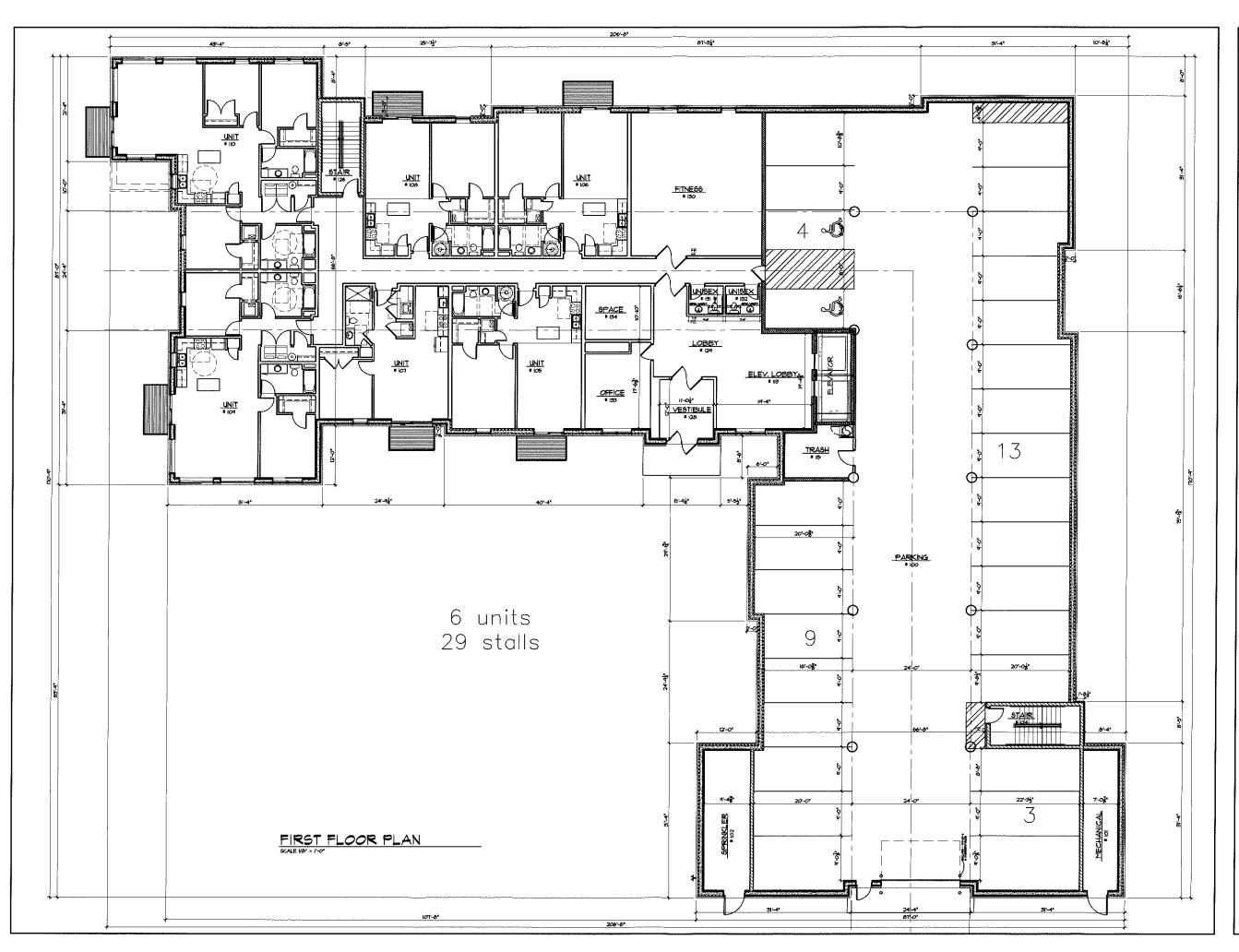
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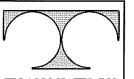
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Sheet No.





N8 W22350 JOHNSON DRIVE, SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE 262-409-2530 FAX 262-409-2531

Valley Building #2 82-unit Aspen Park Apartments Building Style 'B' TDI ASSOCIATES, INC All Rights Reserved

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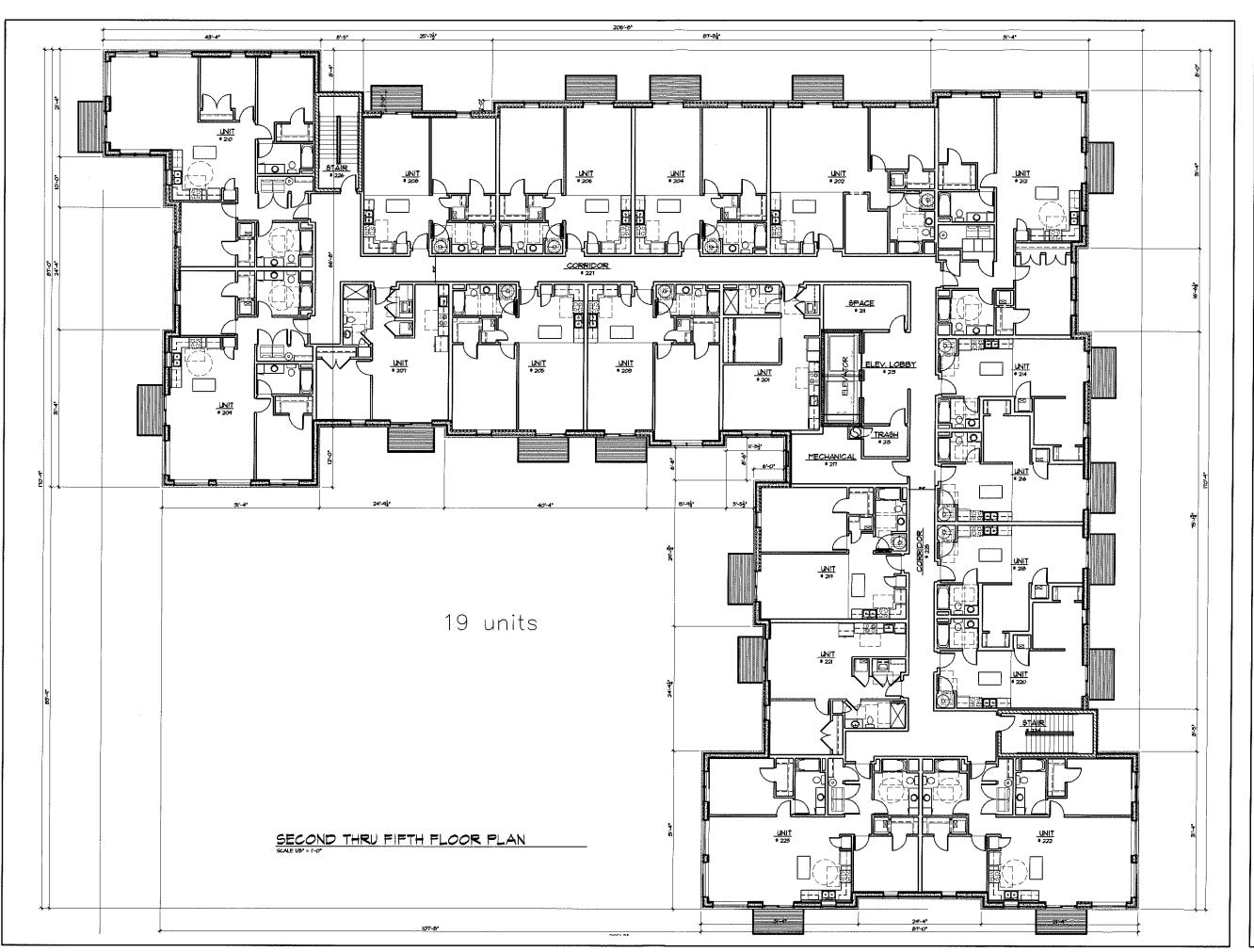
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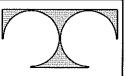
First Floor Plan

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Job NO.: 14362.002

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N8 W22350 JOHNSON DRIVE, SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE 262-409-2530 FAX 262-409-2531

Building #2 82-unit
Aspen Park Apartments-formerly Sun Valley
Building Style 'B'
BRECKENRIDGE COURT
FITCHBURG, WISCONSIN

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Sheet Title

Second Floor Plan Thru Fifth Floor Plan

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Date:

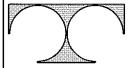
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N8 W22350 JOHNSON DRIVE, SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE 262-409-2530 FAX 262-409-2531

Valley

Building #2 82-unit
Aspen Park Apartments-formerly Sun
Building Style 'B'

BRECKENRIDGE COURT
FITCHBURG, MISCONSIN

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Sheet Title

Exterior Elevations

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Date: 2/30/8

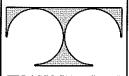
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N8 W22350 JOHNSON DRIVE, SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE 262-409-2530 FAX 262-409-2531

Building #2 82-unit Aspen Park Apartments-formerly Sun Valley Building Style 'B' BRECKENRIDGE COURT FITCHBURG, MISCONSIN

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Exterior Elevations

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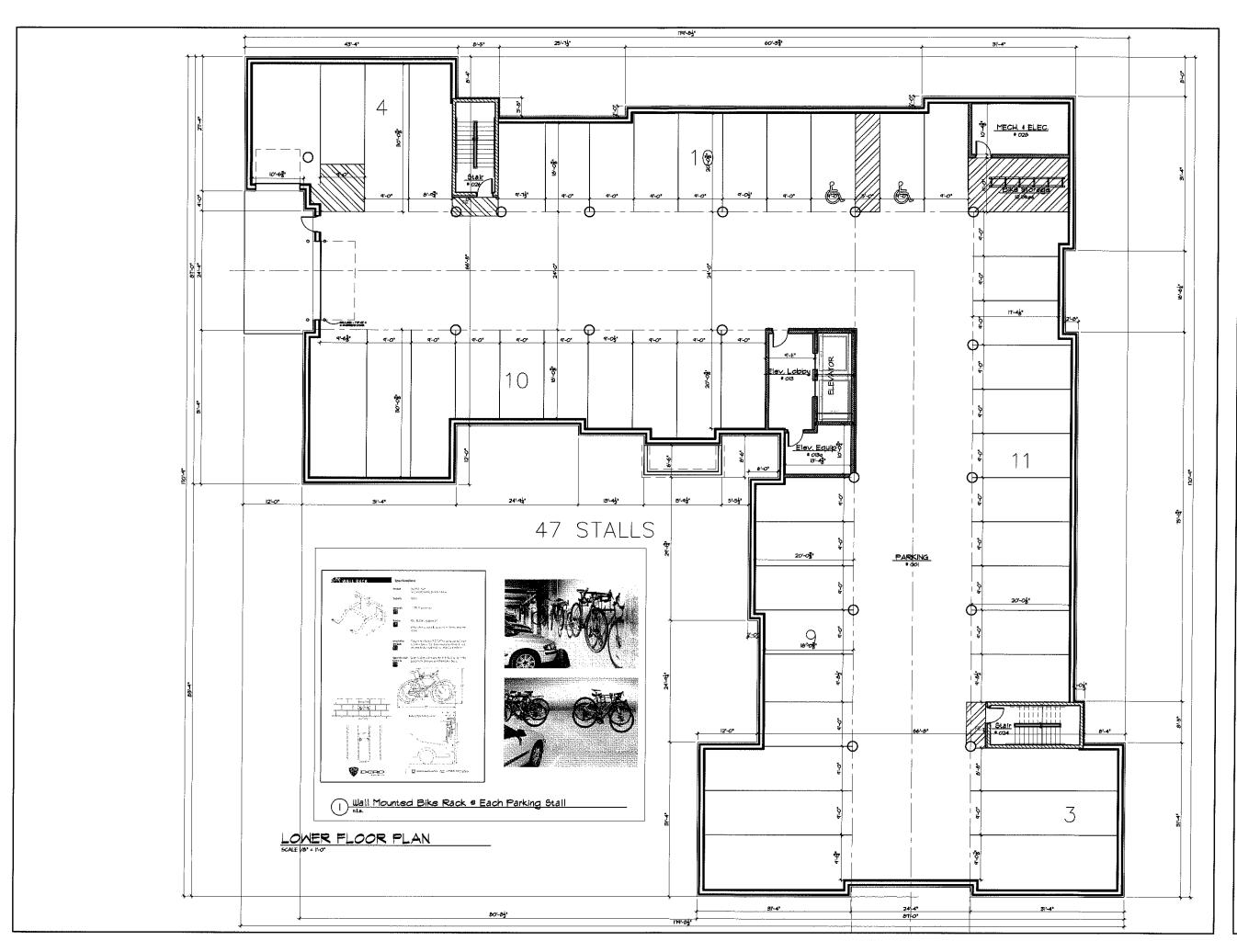
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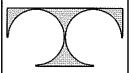
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N8 W22350 JOHNSON DRIVE, SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE 262-409-2530 FAX 262-409-2531

Building #4 72-unit
Aspen Park Apartments-formerly Sun Valley
Building Style 'C'
BRECKENRIDGE COURT
FITCHBURG, MISCONSIN

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Sheet Title

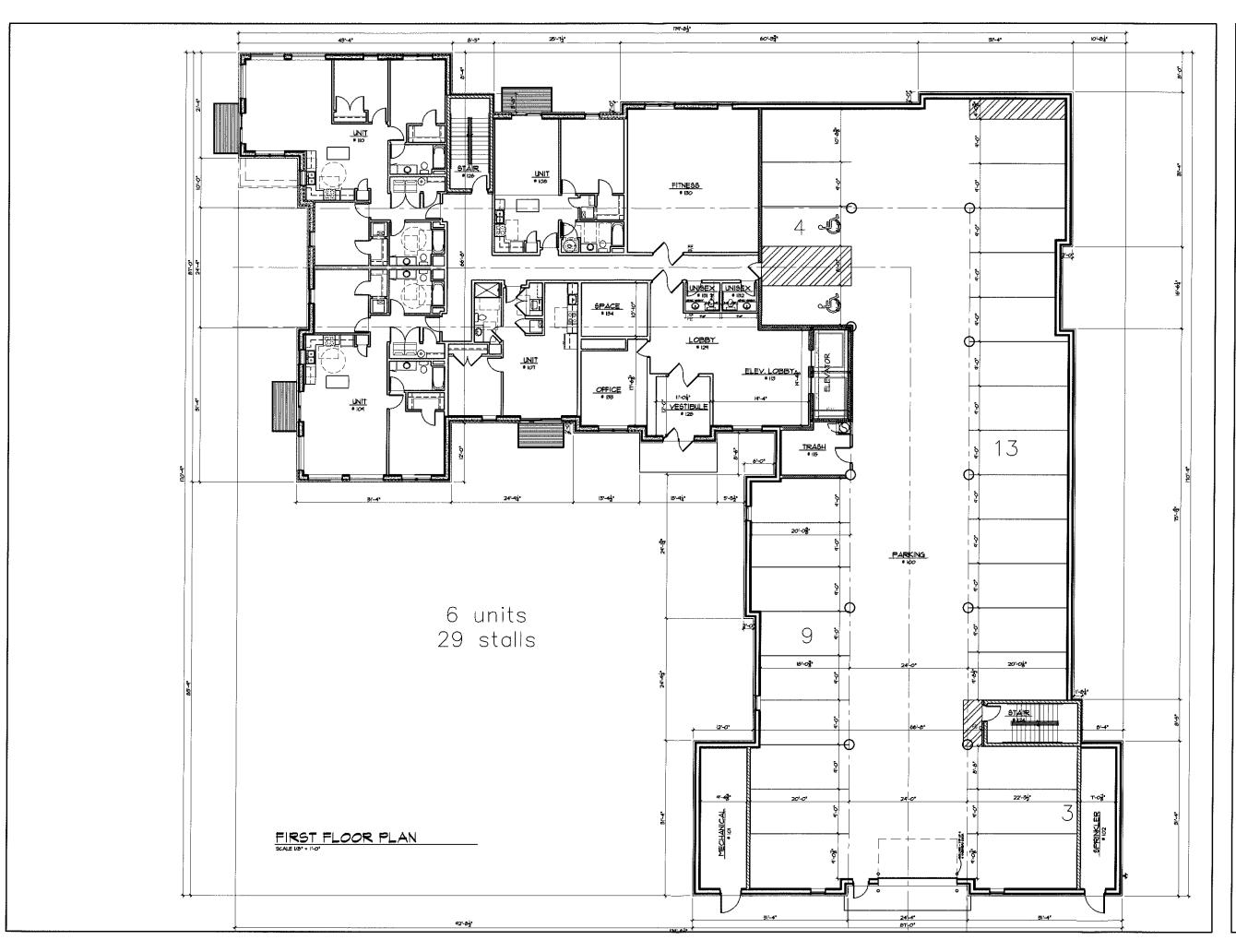
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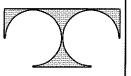
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Date: 12/20/26

Job NO.: 14362.004

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N8 W22350 JOHNSON DRIVE, SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE 262-409-2530 FAX 262-409-2531

Building #4 72-unit Aspen Park Apartments-formerly Sun Valley Building Style ¹C' BRECKENRIDGE COURT FITCHBURG, MISCONSIN

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Sheet Title

First Floor Plan

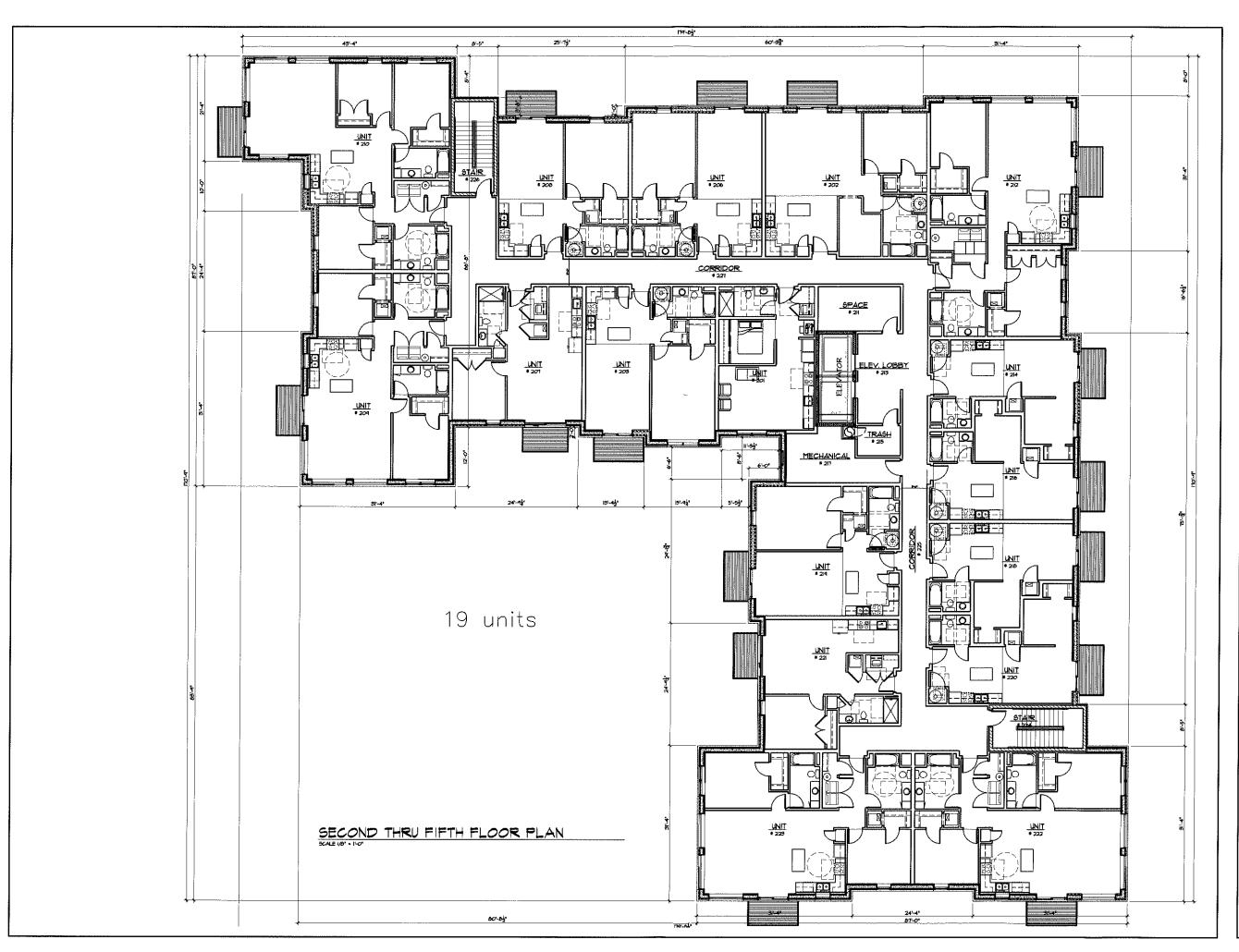
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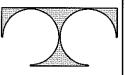
Date: 12/80/15

Job NO.: 14362,004

Drawn By: daj

Sheet No.





N8 W22350 IOHNSON DRIVE, SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE 262-409-2530 FAX 262-409-2531

Building #4 72-unit Aspen Park Apartments-formerly Sun Valley Building Style 'C' BRECKENRIDGE COURT FITCHBURG, MISCONSIN

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Sheet Title

Second Floor Plan Thru Fifth Floor Plan

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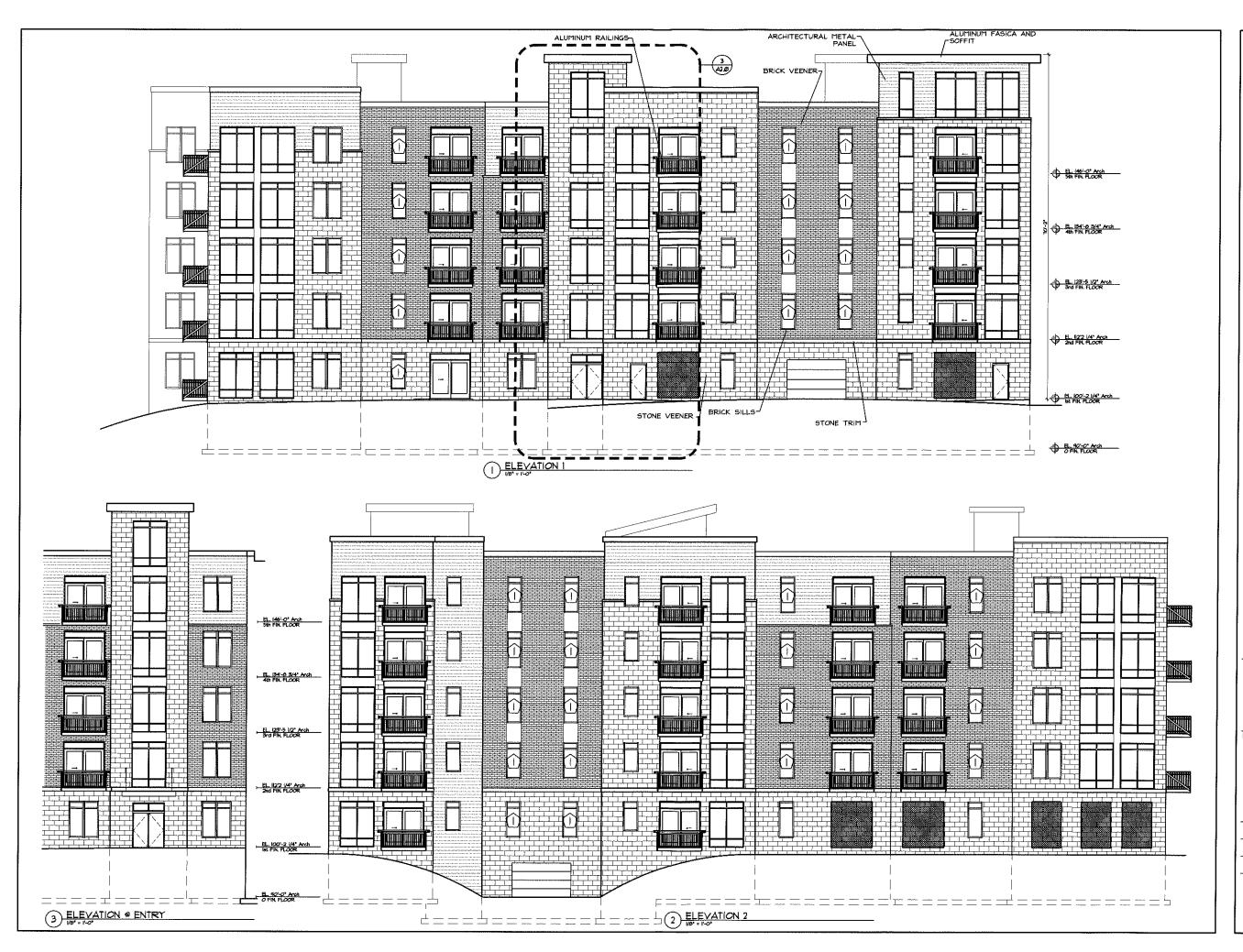
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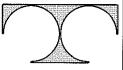
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Sheet No.

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N8 W22350 JOHNSON DRIVE, SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE 262-409-2530 FAX 262-409-2531

Valley

S #4 72-unit ark Apartments-formerly Style 'C' Building # Aspen Po Building 6 TDI ASSOCIATES, INC

BRECKENRIDGE COURT FITCHBURG, WISCONSIN

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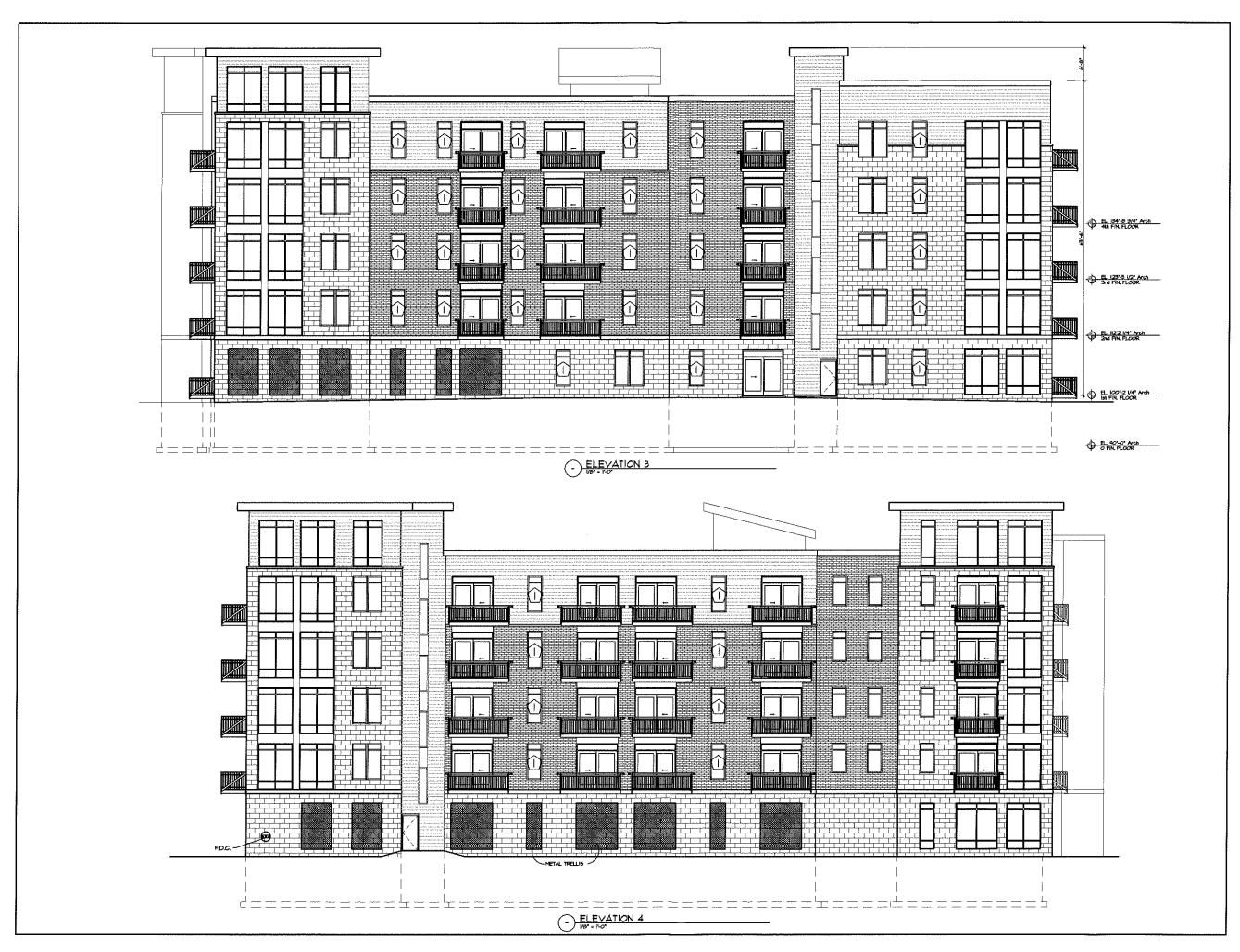
Exterior Elevations

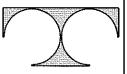
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Date: 14362.004

Job NO.: Drawn By:

Sheet No.





TDI ASSOCIATES, INC ARCHITECTS, ENGINEERS, PLANNERS

N8 W22350 JOHNSON DRIVE, SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE 262-409-2530 FAX 262-409-2531

Valley S Building #4 72-unit Aspen Park Apartments-formerly Building Style 'C' TDI ASSOCIATES, INC

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BRECKENRIDGE COURT FITCHBURG, MISCONSIN

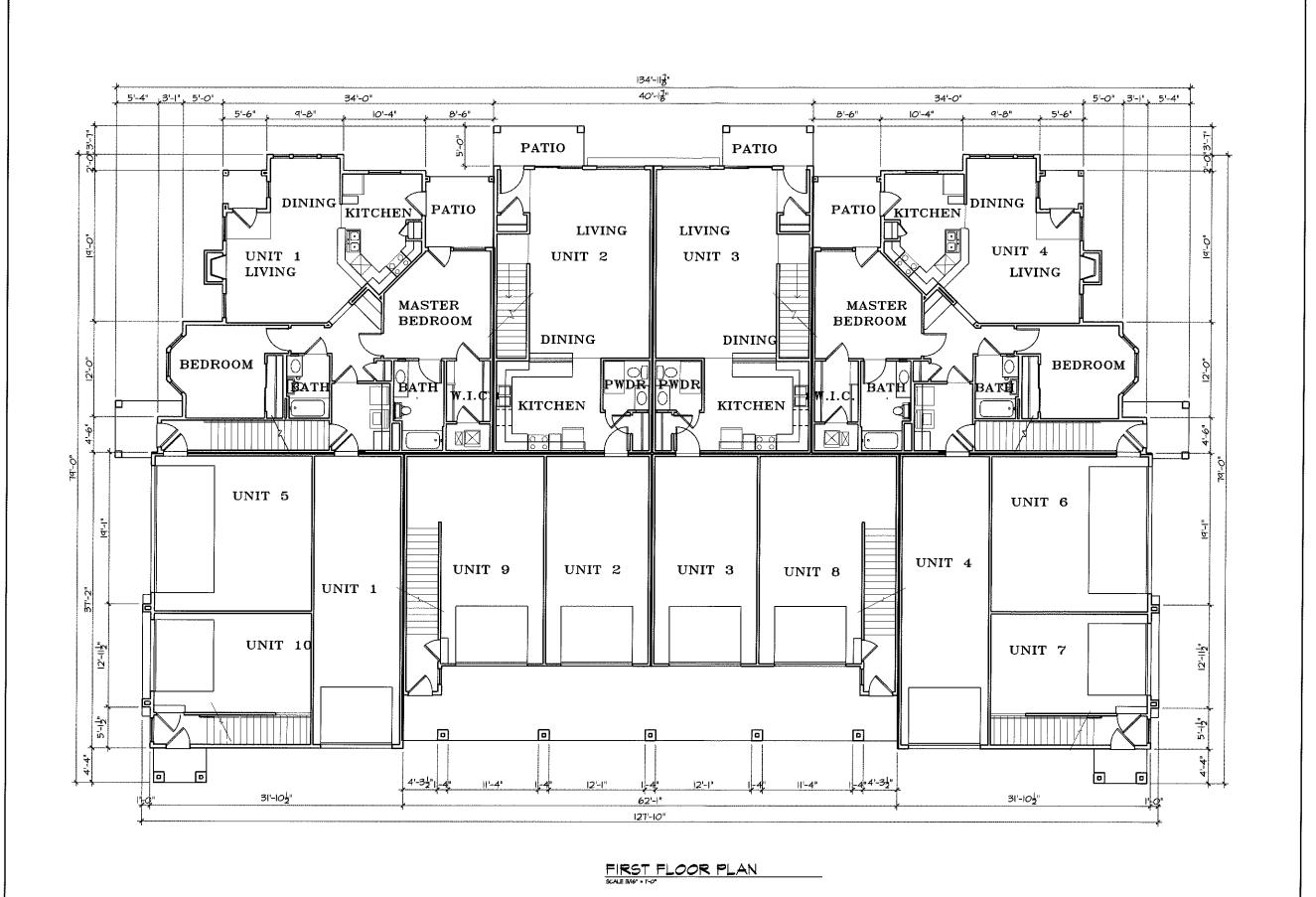
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Exterior Elevations

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ARCHITECTS, ENGINEERS, PLANNERS

N8 W22350 JOHNSON DRIVE, SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE 262-409-2530 FAX 262-409-2531

Building #6- #11 10-unit
Aspen Park Apartments -formerly Sun Valley
Building Style 'D'
BRECKENRIDGE COURT

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FIRST FLOOR PLAN

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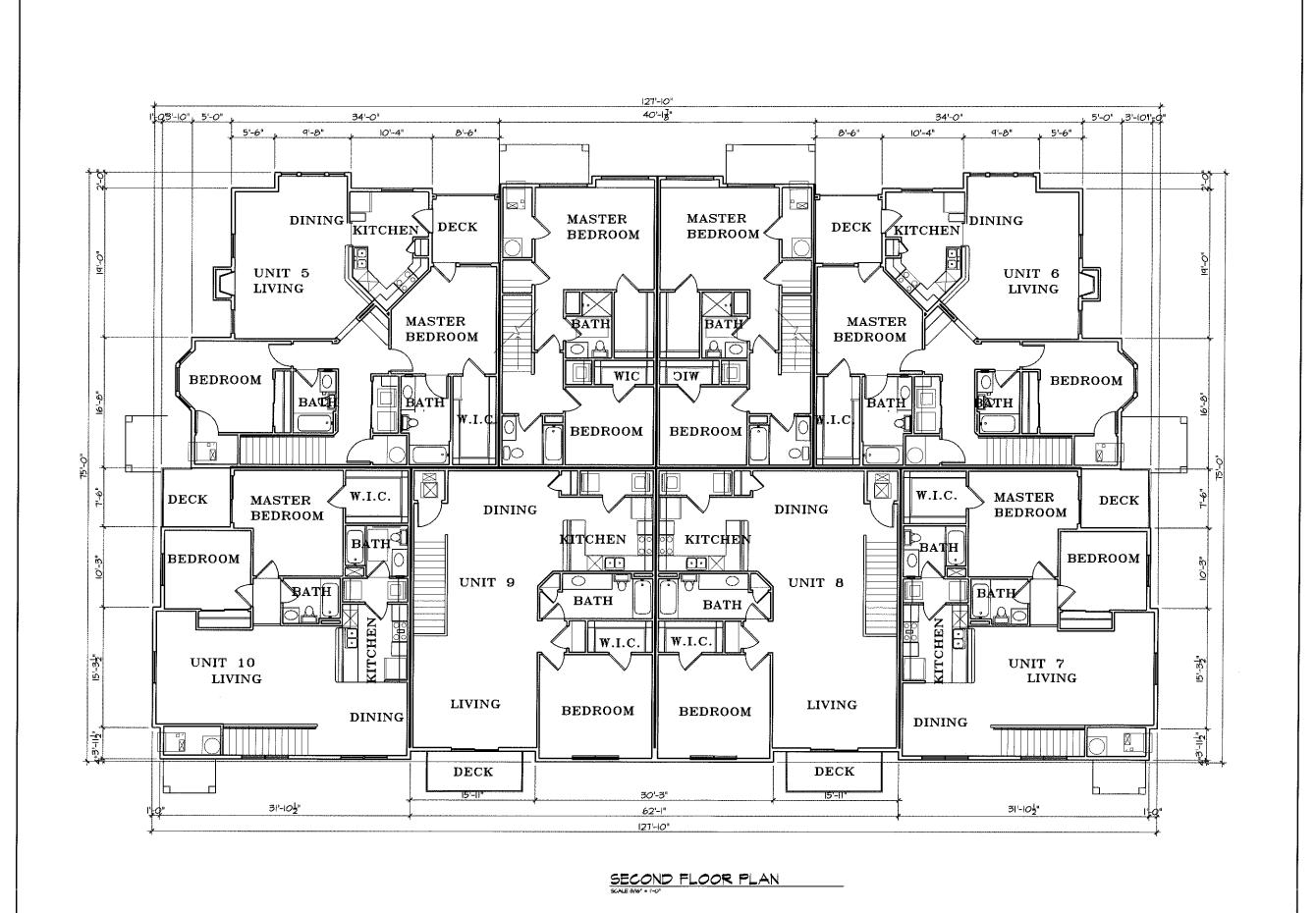
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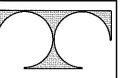
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Building #6- #11 10-unit Aspen Park Apartments -formerly Sun Valley Building Style 'D' BRECKENRIDGE COURT FITCHBURG, MISCONSIN

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Sheet Title SECOND FLOOR PLAN

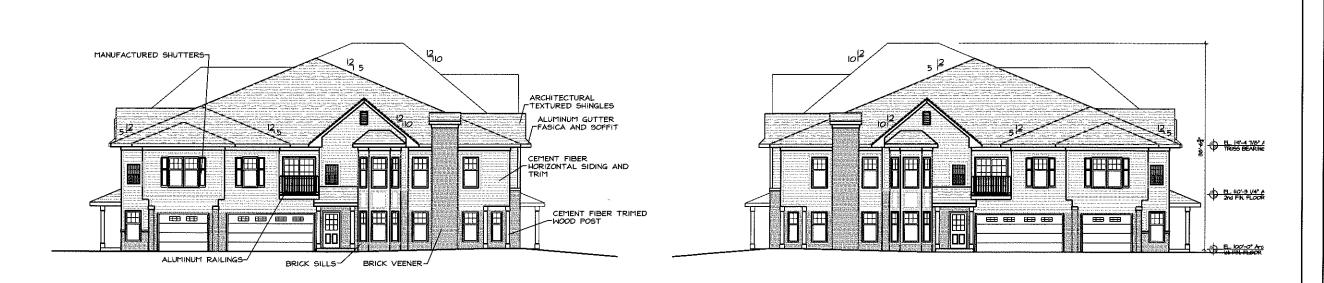
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Job NO.: 14362,006

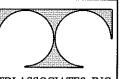
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ELEVATIONS

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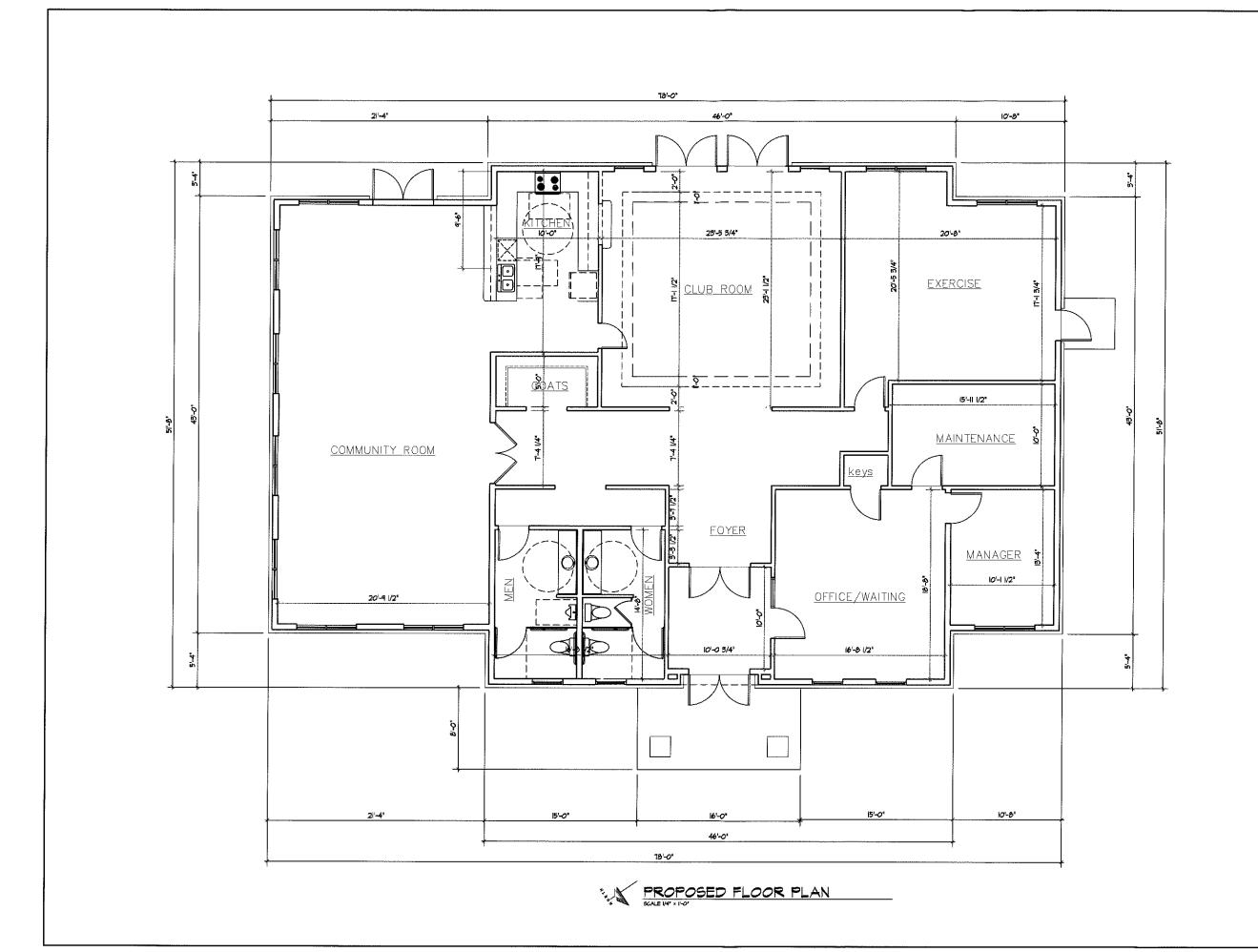
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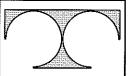
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Building #12 Clubhouse Aspen Park Apartments-formerly Sun Valley Building Style 'E' BRECKENRIDGE COURT

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Sheet Title Floor Plan

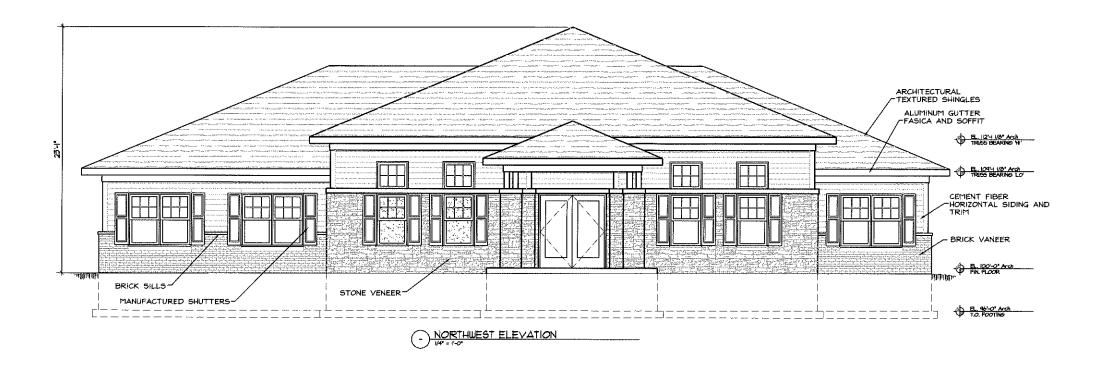
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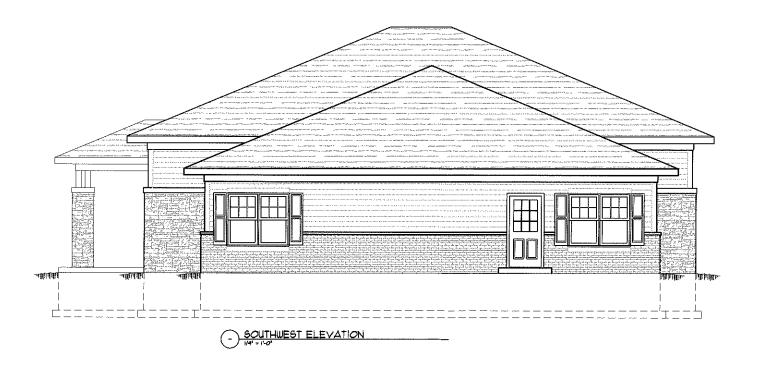
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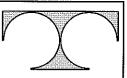
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Building #12 Clubhouse Aspen Park Apartments-formerly Sun Valley Building Style 'E' BRECKENRIDGE COURT FITCHBURG, MISCONSIN

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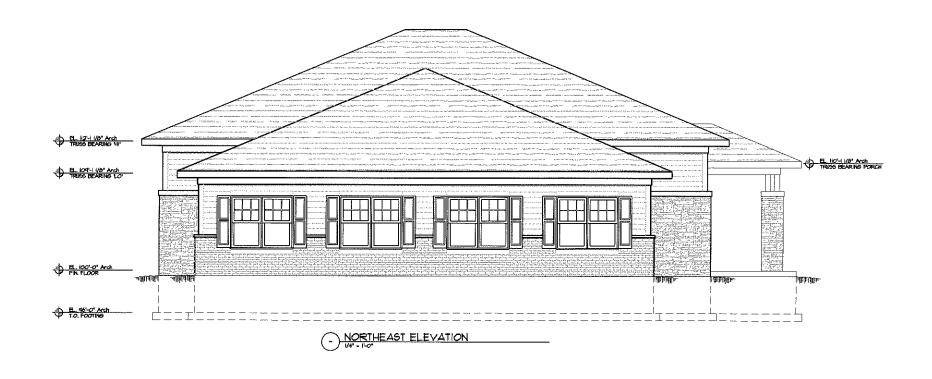
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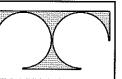
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